

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: January 5, 2017

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on January 5, 2017 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

**ATTENDING:** Dianna Lysak, President; Eric Boisvert, Vice President; Judy Chapman, Director, and Mark Kubera, Residential Management Corporation in person. Rich Lindblom, Treasurer & Nancy Cooper, Secretary attended remotely .

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:04 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve October 6, 2016 minutes. Dianna Lysak moved to approve the minutes. Eric Boisvert seconded. The minutes were approved unanimously.
- The Board voted to approve the Unit Owner Minutes from December 1, 2016. Dianna Lysak moved to approve the minutes. Eric Boisvert seconded. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

- Unit owner Sean Hickey, unit 73, was in attendance.
- Sean researched and discussed what would be involved in getting the Town of Windsor Locks to take over Meadow Lane. The road is not currently up to town standard. The requirement is 26' - 30' wide with sidewalk potentially on both sides of the road. The town would charge a fee for an engineer to review the current condition of Meadow Lane to determine if it meets town specs and would also require a feasibility study at the expense of the Association.
- Harry indicated it potentially could cost between 100k – 125k for replacing Meadow Lane in its current state. Probably double that price to get to town code.
- Meadow Lane services 86 home owners. There is no convincing argument for the town to take over the road. The town taking over Meadow Lane may result in restrictions on current parking arrangements.
- Should we add Private Road sign at the entrance to Meadow Lane?
- Speed bumps can potentially cause problems for fire department and emergency vehicles.
- If town were to take over plowing, it would take longer for Meadow Lane to be plowed out. Larger town roads would take precedent.
- Sean Hickey offered to call someone at the Town Hall to get a feel for whether it makes sense to move forward on getting Windsor Locks to take over Meadow Lane.
- Woodlands Association residents are not benefiting from their taxes: no plowing, no lighting.

**FINANCIAL REPORTS:**

- The November 30, 2016 financials were discussed. Rich Lindblom moved to approve the financials and was seconded by Judy Chapman. The November financials were approved unanimously.
- The December 31, 2016 financials were discussed. The Gutter Kings were paid. We expect to get a report from them soon. Eric Boisvert moved to approve the financials and was seconded by Nancy Cooper. The December financials were approved unanimously.

**ACCOUNT BALANCES AS OF 12/31/2016:**

First National Bank of Suffield Operating a/c	\$ 9,654.31
First National Siding Sweep	\$ 16,795.31
WLFED CU- OPER Cash	\$ 25.00
WLFCU 18M .50% CD 3/10/2017	\$ 26,855.66
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 86,751.54
First National Bank of Suffield MM/Reserve	\$ 89,691.85
<b>TOTAL</b>	<b>\$ 229,773.67</b>

**COLLECTIONS:**

- There is one unit currently in collections; this is per Mark Kubera, Residential Management LLC.

**OLD BUSINESS:**

- We received a letter from George Roberts of All American Waste, asking for \$150 per month for the garage service. Eric Boisvert tried to speak to Chris Kervick, first selectman of Windsor Locks with no response.
- The board would like to have the First Selectman come to the February board meeting.
- The board requested Mark Kubera to respond to George Roberts, saying the board is reviewing his letter and expect to meet with the First Selectman.
- Cherri Devoe, unit 25, requested the board waive her late fees. Diana Lysak moved to waive her fees. Nancy Cooper seconded the motion. The motion passed unanimously.
- Beth Grabowicz, submitted an email questioning plowing the sidewalk between Pheasant Court and Dove Court. Diana Lysak will request Bill's Landscaping to plow the sidewalk between Pheasant Court and Dove Court. In the event of a heavy snowfall and the need to find a place to dump snow, this will be revisited.
- Mrs. Barnard, unit 4, requested Bill's Landscaping not to use his ice melt on her handicap ramp. Residential Management has not had any direct contact with the unit owner regarding this topic. Due to liability concerns, the snow plow contractor requested a waiver the board is not comfortable providing. Bill's Landscaping will be directed to continue with the services they currently provide under their contract.
- We need to get the key from the shed from Beth Grabowicz, prior board member. Diana Lysak will follow up on this.
- Item for Sarah Wagner, unit 2, regarding roofing coming off above the gutter has been addressed.
- Request from unit 34 regarding removal of fence will be researched by Residential Management.

**NEW BUSINESS:**

- Diana Lysak has had a problem with her outside outlet. She needs to have Mark Marione look at the outlet and see if the power wash damaged it. If that is the case, she needs to submit a request to the board to be repaired.
- The newsletter is ready to be shared with the unit owners. Rich Lindblom will have added to the website.
- Diana Lysak made a motion to not have a board meeting in March. Eric Boisvert seconded. The motion passed unanimously.
- Rich Lindblom will post all the meeting dates for the board for 2017 on the website.

The next meeting will be Thursday, February 2, 2017 at Residential Management, 110 Mountain Road, Suffield, CT at 6pm.

At 7:53 pm, a motion to adjourn the Board Meeting was made by Rich Lindblom and seconded by Eric Boisvert. The vote to adjourn was unanimous.

*Nancy Cooper*

2017 Woodlands Association of Windsor Locks, Secretary