

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: April 6, 2017

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on April 6, 2017 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

**ATTENDING:** Eric Boisvert, Vice President, Rich Lindblom, Treasurer, Judy Chapman, Director, Nancy Cooper, Secretary, and Mark Kubera, Residential Management Corporation.

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:00 p.m

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve February 2, 2017 minutes. Eric Boisvert moved to approve the minutes. Judy Chapman seconded. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

- There were no unit owners present for public speak time.

**FINANCIAL REPORTS:**

- The February 28, 2017 financials were discussed. Rich Lindblom moved to approve the February financials. Eric Boisvert seconded. The February financials were approved unanimously.
- The March 31, 2017 financials were discussed. \$3,000 was transferred from the reserves for the insurance claim and March snow removal. We are now paying for snow removal by the inch, because the season snowfall has exceeded 45". Nancy Cooper moved to approve the March financials. Judy Chapman seconded. The March financials were approved unanimously.

**ACCOUNT BALANCES AS OF 3/31/2017:**

First National Bank of Suffield Operating a/c	\$ 16,460.63
First National Siding Sweep	\$ 16,644.83
WLFED CU- OPER Cash	\$ 25.00
WLFCU 18M .50% CD 5/10/2018	\$ 26,914.94
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 87,072.49
First National Bank of Suffield MM/Reserve	\$ 104,035.52
<b>TOTAL</b>	<b>\$ 251,153.41</b>

**COLLECTIONS:**

- There are three units currently in collections per Mark Kubera, Residential Management LLC.

**OLD BUSINESS:**

- The owners of units 63 and 65 agreed to join the meeting via conference call. Unit 65 has complained numerous times about unit 63. Attorney Pilicy was in attendance for this discussion between the unit owners. Mark Kubera called the two unit owners at 6:35pm. All parties introduced themselves. Attorney Pilicy explained the call was an informal discussion and not

binding; it was intended as an attempt to come to an agreement and de-escalate the disagreement between the owners.

- Unit 65: complained that the owner of unit 63 waited for her when she left or returned to her unit. She tries to avoid him at all costs. She complained about loud music that lasted until 8pm, car exhaust fumes and cigar smoke.
  - Unit 63: he parks in his garage or his spot. Unit 65 has called the police whose response has been to say there is no problem. He moved his music to the basement when she complained. She has called him names.
  - Attorney Pilicy will draft a letter to send to the unit owners regarding their agreement to avoid each other and not say anything to each other.
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- Dick's Bulldozing submitted a quote for paving Meadow Lane. It will be used as a template for RFP. Mark Kubera will send out an RFP. The paving must be approved by the owners.
  - Derek will repair the sidewalks in May.
  - Residential Management received a complaint regarding unit #65 speeding on Meadow Lane.
  - The mice infestation in unit 15 was resolved.

**NEW BUSINESS:**

- Unit 48 had water in the basement.
- The snow removal contract is up this year. It was agreed to defer discussion until the next meeting.
- Eric Boisvert will send out an email with potential times for the spring walk about.

The next meeting will be Thursday, May 4, 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 Eric Boisvert and seconded by Judy Chapman. The vote to adjourn was unanimous.

*Nancy Cooper*

2017 Woodlands Association of Windsor Locks, Secretary