

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: September 9, 2017

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on September 9, 2017 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

**ATTENDING:** Dianna Lysak, President, 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 the July 6, 2017 minutes. Judy Chapman moved to approve the minutes. Eric Boisvert seconded. The minutes were approved unanimously.
- The Special Unit Owner Meeting minutes were approved as amended. Dianna Lysak 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.
- Bill Guzie of Bill's Landscaping was present to discuss the snow plow contractor. Dianna Lysak requested that visitor spots be plowed. Bill Guzie responded that if there is an early snow when the ground is still soft, they try not to cause property damage. He can't guarantee visitor spots can be kept clean if there is high snowfall. There can be an additional charge if special equipment is required to move heavy snowfall. Bill Guzie asked if it would be possible to put up temporary seasonal signage warning people not to park in certain areas in anticipation of a snow storm. He proposed a 3 year contract with no change in price from our current rate. The contract begins November 1. Bill Guzie asked for a decision as soon as possible as they are making winter preparations now.
- Landscaping concerns were raised with Bill Guzie: grass clippings being blown into unit gardens and beds and downspouts being hit with weed wackers.
- Discussion was held about improving the landscaping on the island in Dove Court and the cost of 3 – 5 trees to replace those taken down during the past year. An estimate for the trees and additional landscaping will be provided.

**FINANCIAL REPORTS:**

- The July 31, 2017 financials were discussed. Eric Boisvert moved to approve the July financials. Rich Lindblom seconded. The July financials were approved unanimously.
- Rich Lindblom made a motion to have Residential Management make a \$10,000 payment on the siding loan and have the loan reamortized. Dianna Lysak seconded. The motion passed unanimously.
- Rich Lindblom made a motion to have the CD maturing on November 16, 2017 roll into the money market. Nancy Cooper seconded. The motion passed unanimously.

**ACCOUNT BALANCES AS OF 7/31/2017:**

First National Bank of Suffield Operating a/c	\$ 31,573.06
First National Siding Sweep	\$ 22,628.58

WLFED CU- OPER Cash	\$ 0
WLFCU 18M .50% CD 5/10/2018	\$ 27,074.60
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 87,621.36
First National Bank of Suffield MM/Reserve	\$ 65,422.65
<b>TOTAL</b>	<b>\$ 234,320.25</b>

**COLLECTIONS:**

- There is one unit currently in collections per Mark Kubera, Residential Management LLC. Two units will be sent a 10 day demand notice.

**OLD BUSINESS:**

- The insurance deductible is increased from \$5,000 to \$10,000.
- The snowplow contract was discussed. Eric Boisvert moved to renew the snow plow contract with Bill's Landscaping. Rich Lindblom seconded. The motion passed unanimously.

**NEW BUSINESS:**

- There was discussion on the specs for replacing windows, doors, sliders and paint.
- Unit #31 has problems with pine tree sap dripping onto the deck and a/c unit. It was requested the pine tree be removed. Mark Kubera will get a quote to remove the tree.
- Unit #70 requested a speed bump be placed on Meadow Lane after the paving project has been completed. Mark Kubera will get a quote from Harry's Bulldozing for 2 – 3 speed bumps.
- Unit #54 has complained about water in garages after a rain storm.
- Units with broken external light fixtures will be reminded to fix them.
- The bid for the green stripe marking the distance from the garage doors that garbage cans must be placed is \$400. Rich Lindblom made a motion to accept bid. Nancy Cooper seconded. Rich Lindblom, Eric Boisvert, Judy Chapman and Nancy Cooper voted in favor. Dianna Lysak voted against

The next meeting will be Thursday, October 7, 2017 at Residential Management in Suffield, CT at 6pm.

At 8:03 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded Judy Chapman. The vote to adjourn was unanimous.

*Nancy Cooper*

2017 Woodlands Association of Windsor Locks, Secretary