

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: October 5, 2017

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

ATTENDING: Dianna Lysak, President, Eric Boisvert, Vice President, Rich Lindblom, Treasurer, Judy Chapman, Director and Mark Kubera, Residential Management Corporation.

CALL BOARD MEETING TO ORDER:

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

BOARD WENT INTO EXECUTIVE SESSION:

- Executive Session started at 6:01 p.m.
- Executive Session ended at 6:42 p.m.

ADOPTION OF PROPOSED 2018 BUDGET:

- The Board voted to approve the proposed 2018 Budget without an increase. Diana Lysak moved to approve the budget and Eric Boisvert seconded the motion. The budget was approved - 4 in favor, one absent.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the September 9, 2017 minutes. Eric Boisvert moved to approve the minutes and Rich Lindblom seconded the motion. The minutes were approved - 4 in favor, one absent.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The September 30, 2017 financials were discussed. Rich Lindblom moved to approve the September financials and Dianna Lysak seconded the motion. The September financials were approved - 4 in favor, one absent.

ACCOUNT BALANCES AS OF 9/30/2017:

First National Bank of Suffield Operating a/c	\$ 25,600.24
First National Siding Sweep	\$ 12,323.38
WLFED CU- OPER Cash	\$ 0
WLFCU 18M .50% CD 5/10/2018	\$ 27,109.09
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 87,732.99
First National Bank of Suffield MM/Reserve	\$ 71,200.77
TOTAL	\$ 223,966.47

COLLECTIONS:

- There are two units currently in collections per Mark Kubera, Residential Management LLC. There are no 10 day demand notice's to be sent.

OLD BUSINESS:

- Bill's Landscaping was sent the contract approved by the Board in September. Contract was signed and returned by Bill's Landscaping to Residential Management. Diana Lysak to sign the contract.

NEW BUSINESS:

- There was discussion about having a dumpster available to unit owners in October. Eric Boisvert made a motion to have a dumpster delivered on Friday 10/20 and it was seconded by Rich Lindblom. Motion was approved with 4 in favor and one absent.
- There was a discussion about contacting the library for the annual meeting to be held on 12/7/2017. Eric Boisvert to follow up on this.
- There was a discussion about fire lane signs on Dove Court and Woodcock Court.
- There was a discussion about parking spot line striping.
- A bid was received from Bill's Landscaping regarding the replacement of several trees that had to be cut down last year and mulching various areas around the complex. There was some concern about planting while the paving project was going on. A motion was made by Eric Boisvert to purchase 6 trees in the spring and it was seconded by Rich Lindblom. Motion was approved with 4 in favor and one absent.

The next meeting will be Thursday, November 2, 2017 at Residential Management in Suffield, CT at 6pm.

At 7:58 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Rich Lindblom. The vote to adjourn was unanimous.

Judy Chapman

2017 Woodlands Association of Windsor Locks, Director