

Woodlands Association of Windsor Locks, Inc.
Unit Owners Annual Budget Meeting
Thursday, December 7, 2017

The Woodlands annual unit owner's budget meeting was held at Windsor Locks Public Library, Main Street, Windsor Locks, CT.

Call Meeting to Order:

- The meeting was called to order at 7:00 p.m.

Attending:

- There were 16 unit owners present.

Adoption of 2016 Annual Unit Owner Meeting Minutes:

- Minutes from the December 2016 Unit Owners Annual Budget Meeting were available for review to all attending unit owners. A motion was made to suspend the reading of said minutes by , unit 24 and seconded by, unit 76. All unit owners present voted in favor.
- The December 2016 Unit Owners Annual Budget Meeting minutes were approved. A motion was made by, unit 24 and seconded by, unit 76. All attending unit owners voted in favor.

President's Message:

- Diana Lysak read the President's Message to the unit owners. Highlights of accomplishments in 2017 were presented.

Presentation of Proposed Budget:

- Rich Lindblom, Treasurer, reviewed the proposed budget. There is no proposed change to the monthly fees. Questions and concerns were addressed.
 - Unit #73 asked if the cost of speed bumps were included in the budget. Speed bumps would be considered a capital item.
- The votes were tallied and were as follows:
 - 22 favorable votes; combined proxy and unit owners
 - 0 unfavorable votes; combined proxy and unit owners
- The 2017 budget passed.

Public Speak:

- It was asked if unit owners should call Residential Management during a bad snow storm to have roofs raked to avoid ice damming. The response was yes.
- Unit owners were reminded of the following:
 - to move cars to allow plowing during snow storms
 - To please close garage doors

- Decks are unit owners responsibility. Approved colors are on the website and newsletter and available at Home Depot.
- Flower beds are unit owners responsibility
- All American Waste will pick up metal once per month. A permit is needed from the town of Windsor Locks to pick up mattresses or refrigerators.
- Unit #24 asked when the special assessment would be finished. It was originally a 15 year loan and there are 11 ½ years to go.
- Unit #43 said there are 2 or 3 dead trees behind the unit. Mark Kubera said quotes will be requested for removing them. It was also stated the landscaper made a mess taking down brush.

Board of Director Elections:

- There are 2 board of director positions open. They are 2 year positions. Eric Boisvert has agreed to run for re-election. He was elected unanimously by the unit owners present. One position remains open.

At 7:35 pm, a motion to adjourn the Annual unit owners budget meeting was made by unit #24 and seconded by unit #73. The vote to adjourn was unanimous.

Nancy Cooper

2016 Woodlands Association of Windsor Locks, Secretary