

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: April 5, 2018

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on April 5, 2018 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

ATTENDING: Eric Boisvert, Vice President, Rich Lindblom, Treasurer, Judy Chapman, 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 March 1, 2018 Board Meeting minutes. Eric Boisvert moved to approve the minutes and Rich Lindblom seconded the motion. The minutes were approved 3 in favor, 1 absent.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The March 31, 2018 financials were discussed. Rich Lindblom moved to approve the March financials and Eric Boisvert seconded the motion. The minutes were approved 3 in favor, 1 absent.

ACCOUNT BALANCES AS OF 04/05/2018:

First National Bank of Suffield Operating a/c	\$ 24,565.55
First National Siding Sweep	\$ 18,453.98
Windsor Fed 14MO CD 5/9/2018 1.50%	\$ 27,311.37
First National Bank of Suffield MM/Reserve	\$ 63,985.98
TOTAL	\$ 134,316.88

COLLECTIONS:

- There are two units currently in collections per Mark Kubera, Residential Management Corporation. One unit will be sent a 10 day demand notice.

OLD BUSINESS:

- One unit owner was sent a letter regarding a parking pass for a visitor spot.
- Bill's Landscaping notified Residential Management that the garage trim for unit #14 was damaged during snow cleanup. Bill's will make the repairs ASAP.
- A board member notified Residential Management that the gutter by garage #25 was clogged.
- A board member notified Residential Management that there was tree damage in the back between units 17 and 19. There was also siding missing from unit 19.
- A board member and Mark Marinone both notified Residential Management that there was an issue with one of the storm drains on Woodcock Court. The Re-bar around the storm drain was

sticking up about 4 inches out of broken concrete. Mark forced it down but it needs to be fixed permanently. Mark Kubera contacted Harry Briggs to give us an estimate.

- Unit #68 asked Mark Kubera about the status of the line painting for parking spots affected by the paving of Woodcock Court. He also asked about the status of speed bumps. As a result the board reviewed the bid from AAA Pavement dated September 17, 2017. There was also a discussion to add speed limit signs and possibly paint the speed limit on the road. Rich Lindblom moved to approve the line painting with the change from painting green lines to a single center line for Meadow Lane. Eric Boisvert seconded the motion. The motion was approved 3 in favor, 1 absent.
- Unit #26 requested approval to have a satellite dish installed at their unit. The board agreed that the dish could be mounted on mast of the deck, no more than 24 inches above the rail height of the deck. Eric Boisvert moved to approve the motion and Rich Lindblom seconded the motion. The motion was approved 3 in favor, 1 absent.
- Unit #74 submitted a bill for \$75.00 for an issue reported in January related to their garage door lock being painted over and the key would not work to open the door. Residential Management will process the reimbursement to Unit #74.

NEW BUSINESS:

- A unit owner called about water in the basement. It was coming from Unit #59 whose water heater had let go. Unit #59's homeowners insurance will cover first \$10,000 for their unit. The neighboring unit did not have any damage.

The next meeting will be Thursday, May 3, 2018 at the Woodlands sign in Windsor Locks, CT at 5:30 pm for the unit walk around.

At 6:56 pm, a motion to adjourn the Board Meeting was made by Rich Lindblom and seconded by Eric Boisvert. The vote to adjourn was approved 3 in favor, 1 absent.

Judy Chapman

2018 Woodlands Association of Windsor Locks, Secretary