

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: May 3, 2018

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on May 3, 2018 at Rich Lindblom home, 31 Pheasant Court, Windsor Locks, CT.

**ATTENDING:** Dianna Lysak, President, 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 6:58 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the April 5, 2018 Board Meeting minutes. Rich Lindblom moved to approve the minutes and Eric Boisvert seconded the motion. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

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

**FINANCIAL REPORTS:**

- The April 30, 2018 financials were discussed. Judy Chapman moved to approve the April financials and Eric Boisvert seconded the motion. The financials were approved unanimously.
- The 14 Month CD at Windsor Federal that is due to mature on 5/9/2018 was discussed. Rich Lindblom made a motion to move the funds to the First National Bank of Suffield MM/Reserve account and to not renew the CD. Dianna Lysak seconded the motion. The motion was approved unanimously.

**ACCOUNT BALANCES AS OF 05/03/2018:**

First National Bank of Suffield Operating a/c	\$ 17,197.64
First National Siding Sweep	\$ 17,872.36
Windsor Fed 14MO CD 5/9/2018 1.50%	\$ 27,345.04
First National Bank of Suffield MM/Reserve	\$ 68,941.79
<b>TOTAL</b>	<b>\$ 131,356.83</b>

**COLLECTIONS:**

- There are three units currently in collections per Mark Kubera, Residential Management Corporation. There were no 10 day demand notice's sent.

**OLD BUSINESS:**

- Unit #100 has a loose piece of siding above bedroom window facing the parking lot. Mark Kubera contacted maintenance to fix.
- Unit #68 asked Mark Kubera about the status of the line painting and speed bumps. Mark updated the unit owner.

- Unit #56 contacted Residential Management about the parking spot for Unit #50. The number wore off and should be painted in the parking spot next to #52. Mark Kubera forwarded the information to the painting contractor.

**NEW BUSINESS:**

- Unit #45 requested permission to install an exhaust fan vent out the front of the unit. The kitchen for this unit is in the front of the building. The board approved the vent to be installed adjacent to the kitchen window (left side) in the front of the unit. The vent must be painted the same color as the siding.
- A letter will be sent to Unit #26 regarding placement of the 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. The dish was placed on the side of the unit instead of the deck.
- Speeding on Meadow Lane has been reported recently. There was a discussion on options to address the issue. It was decided that a letter would be sent to all unit owners. If the letter does not resolve the issue, stop signs and speed bumps may be installed.
- Sink holes were noticed during the walk about. Mark Kubera will contact Bill's landscaping to fix.

The next meeting will be Thursday, June 7, 2018 at the Woodlands sign in Windsor Locks, CT at 6:00 pm for the unit walk about.

- At 7:28 pm, a motion to adjourn the Board Meeting was made by Judy Chapman and seconded by Eric Boisvert. The vote to adjourn was approved unanimously.

*Judy Chapman*

2018 Woodlands Association of Windsor Locks, Secretary