

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: June 7, 2018

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on June 7, 2018 at Residential Management Corporation, 110 Mountain Road, Suffield, 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 6:04 p.m.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the May 3, 2018 Board Meeting minutes. Eric Boisvert moved to approve the minutes and Dianna Lysak seconded the motion. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

- The Grahams (unit 76) attended the meeting to request permission to install an awning on their deck. The Grahams will get samples of a few fabric choices for the board to review. Once the board has reviewed the samples a spec will be created for awnings in our community. A maintenance agreement must be signed by the unit owners.

FINANCIAL REPORTS:

- The May 31, 2018 financials were discussed. Rich Lindblom moved to approve the May financials and Judy Chapman seconded the motion. The financials were approved unanimously.

ACCOUNT BALANCES AS OF 06/07/2018:

First National Bank of Suffield Operating a/c	\$ 10,841.46
First National Siding Sweep	\$ 17,568.98
First National Bank of Suffield MM/Reserve	\$ 101,287.44
TOTAL	\$ 129,697.88

COLLECTIONS:

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

OLD BUSINESS:

- Unit #51 contacted Residential Management with questions about their deck. This unit did not get a letter requiring them to do repairs but they felt it did need repairs and wanted information before moving forward. Mark Kubera responded to the inquiry.
- Unit #13 notified Residential Management that the light on the left side of #15-17 garage was burned out. Mark Kubera responded that a maintenance order was issued to repair the light.
- Unit #57 contacted Residential Management to request a status of the wetlands between the Woodlands and Chapman Chase. Mark Kubera responded that we are waiting for directive

from the Town of Windsor Locks as to what we can or cannot do in the wetlands regarding the removal of fallen trees. Mark will ask Harry Briggs to assess the situation and report back to Residential Management.

- Unit #65 contacted Residential Management about the owner of Unit #63. Mark replied to Unit #65 that if they are concerned about their safety and well-being that they should contact the WL Police Department.
- Unit # 56 contacted Residential Management about cleaning out the gutters for their building. Mark Kubera responded that he would inform the board of the request. Mark Kubera was going to hold off opening a work order to have the gutters inspected because leaves were still falling.
- A speeding notice was sent to all unit owners on May 17, 2018.
- Notices were sent to any unit owners who were identified as needing deck repairs on May 17, 2018.
- Unit #59 had water damage related to a water heater that let go. The unit owner and their insurance company covered the \$10,000 deductible. The balance after the deductible is about \$9500.00. The board discussed whether to pay it or submit to insurance. Diana Lysak made a motion to submit to insurance and Judy Chapman seconded the motion. The motion passed with 3 in favor and 1 not in favor.

NEW BUSINESS:

- A board member asked about wood in Dove court near shed. It appears it might be from the bobcat. Mark Kubera to contact Bill's landscaping to have the wood put in the shed.
- Mark Marinone who has serviced the sewage ejectors is retiring. The board will search for a new contractor for the sewage ejectors.
- Mitch Mohagel has been the painting contractor for the Woodlands for many years and he is retiring this year. The board will search for a new contractor for the painting.
- Mark Kubera will meet with Unit #54 regarding deck concerns. The unit owner is concerned that the deck issues for the unit may be related to water ponding and drainage.
- Rich Lindblom will pick spots for the speed limit signs and email board members for approval.
- Rich Lindblom will look at possible locations for 5 new trees.
- Due to a lack of a quorum Dianna Lysak made a motion that we not meet during July. Eric Boisvert seconded the motion. The motion was approved unanimously.

The next meeting will be Thursday, August 2, 2018 at Residential Management in Suffield, CT at 6pm.

- At 7:29 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Dianna Lysak. The vote to adjourn was approved unanimously.

Judy Chapman

2018 Woodlands Association of Windsor Locks, Secretary