

Woodlands Association of Windsor Locks, Inc.
Unit Owners Annual Budget Meeting
Thursday, December 6, 2018

The Woodlands annual unit owner's budget meeting was held at Windsor Locks Public Library, 28 Main Street, Windsor Locks, CT.

Call Meeting to Order:

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

Attending:

- There were 18 unit owners present.

Adoption of 2017 Annual Unit Owner Meeting Minutes:

- Minutes from the December 2017 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, James Graham, unit 76 and seconded by, Curtis Whitaker, unit 57. All unit owners present voted in favor.
- The December 2017 Unit Owners Annual Budget Meeting minutes were approved. A motion was made by, Nancy Cooper, unit 15 and seconded by, Sean Hickey, unit 73. 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 2018 were presented. A copy of the President's message was available for unit owners.

Water Drainage Issues:

- Mark Kubera discussed the drainage issues that we encountered this year at the Woodlands. There were two different causes.
 - Heavy rain this year – 2 feet so far this year
 - Chapman Chase water drainage to the brook is blocked by down trees causing water to flow into the Woodlands. We've had several sink holes as a result. The downed trees are in a wetlands area and will be addressed in the spring.
 - We also had several buildings experience clay/sediment build up in the footing drains which resulted in blockages. This caused many units in Dove, Partridge and Woodcock Courts to have water in their basements. Rooter Express hydrojetted the pipes to force the sediment out. A clear out was installed near unit 73. A sump pump was installed in the basement of unit 71. As of this meeting units 63 and 73 still have issues but all of the other units were resolved.

Presentation of Proposed Budget:

- Rich Lindblom, Treasurer, discussed the proposed budget. There is a proposed \$15 increase to the monthly fees. Questions and concerns were addressed.
 - David Prebit, unit #10 asked about replacement of pumps in the pump station. This was done 2 years ago.
 - James Morin, unit #43 questioned the \$15,000 increase in Landscaping. The increase is for tree removal along the Chapman Chase border.
 - James Graham, unit #76 asked about building cleaning. Some cleaning is planned for 2019.
 - Michael Ciarcia, unit #18 asked if the amount of the siding loan payment was the same each month. The amount may vary based on prepayment of the special assessment.
 - James Graham, unit #76 asked about unit 60 which is vacant. James Morin, unit #43 also asked about unit #47 which is vacant. Homeowners from both units have moved out. Maryann Clark, unit #56 asked about heat in unit #47. The concern around the empty units was the upcoming cold weather and freezing pipes. It is the homeowner's responsibility to make sure the heat is on in the cold weather.
- The votes were tallied and were as follows:
 - 25 favorable votes; combined proxy and unit owners
 - 4 unfavorable votes; combined proxy and unit owners
- The 2019 budget passed.

Public Speak:

- David Prebit, unit #10 asked about the speed bumps discussed at the 2017 annual meeting. Additional stop signs were put in to see if that would stop the speeding. The number of speeding complaints have gone down. James Graham, unit #76 mentioned the Journal Inquirer is speeding on Woodcock Court. It was suggested they should call the JI directly to complain or make a formal complaint via email to Residential Management who would contact the JI.
- Sean Hickey, unit #73 asked about a contingency plan if we have issues with Bill's Landscaping snow removal this year. We have a contract with Bill's and can withhold payment if he does not honor the contract.
- Michael Ciarcia, unit #18 asked about an issue with the white flashing on garage door for his unit. He was advised to fill out a maintenance form.
- James Morin, unit #43 asked about garbage collection. In the past garbage was picked up early in the morning by recently it is not picked up until mid afternoon. Garbage collection is controlled by the Town of Windsor Locks and not the Woodlands.
- Unit owners were reminded of the following:
 - to move cars to allow plowing during snow storms
 - To please close garage doors
 - Decks are unit owner's 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. Electronics need to be taken to the Windsor Locks Public Works location on Stanton Road.

Board of Director Elections:

- There are 3 board of director positions open. They are 2 year positions. Dianna Lysak, Rich Lindblom and Judy Chapman have agreed to run for re-election. They were elected unanimously by the unit owners present. There is one position open with a balance of one year remaining. Curt Whitaker volunteered to fill this position.

At 8:20 pm, a motion to adjourn the Annual unit owners budget meeting was made by Sean Hickey, unit #73 and seconded by Nancy Cooper, unit #15. The vote to adjourn was unanimous.

Judy Chapman

2018 Woodlands Association of Windsor Locks, Secretary