

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: January 3, 2019

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on January 3, 2019 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

ATTENDING: Dianna Lysak, President, Eric Boisvert, Vice President, Rich Lindblom, Treasurer (by phone), Judy Chapman, Secretary, Curt Whitaker, Director, and Mark Kubera, Residential Management Corporation.

CALL BOARD MEETING TO ORDER:

- The meeting was called to order at 6:02 p.m.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the December 6, 2018 minutes. Eric Boisvert moved to approve the minutes. Dianna Lysak seconded. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The December 31, 2018 financials were discussed. Judy Chapman moved to approve the December financials. Eric Boisvert seconded. The December financials were approved unanimously.

ACCOUNT BALANCES AS OF 01/03/2019:

First National Bank of Suffield Operating a/c	\$ 12,279.21
First National Siding Sweep	\$ 13,077.13
First National Bank of Suffield MM/Reserve	\$ 136,024.11
TOTAL	\$ 161,380.45

COLLECTIONS:

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

OLD BUSINESS:

- Unit #74 submitted the water bill for the water used during the drainage issues on Woodcock Court. Residential will process the payment for reimbursement.
- There was a question about the November siding payment. Payment for November was posted in December and two payments are in the December financials.
- The insurance deductible for Unit #59 was received.
- Blake replaced the block heater in the generator at a cost of just over \$400.00.

NEW BUSINESS:

- There was a discussion about the gutter cleaning. It seems the job was not completed. Mark will reach out to Gutter King regarding concerns of all gutters not being cleaned. It was agreed that the Woodland's Association would withhold payment for services until the job is complete.

- There was a discussion about adding the board meeting schedule to the website. Rich said he would add a calendar to the website.
- There mention that the Residential Management contract is up for renewal this year.
- There was a brief discussion about the snow removal contract and a question about when it was up for renewal.
- The garage trim for many units are getting damaged.
- Eric will work on the winter newsletter.
- There was a discussion about downed trees in the wetlands. The board will look at this during the spring walk about. We will consider asking Harry Briggs to join us for that portion of the walk about for his input. We can reach out to the Town of Windsor Locks after the walk about.

The next board meeting will be on Thursday, February 7, 2019 at Residential Management Corporation, 110 Mountain Road, Suffield, CT at 6pm.

Motion to adjourn by Judy Chapman, seconded by Eric Boisvert at 7:00 pm.

Judy Chapman

2019 Woodlands Association of Windsor Locks, Secretary