

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: May 2, 2019

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on May 2, 2019 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

ATTENDING: Dianna Lysak, President, Judy Chapman, Secretary, Curt Whitaker, Director, and Mark Kubera, Residential Management Corporation.

Absent: Eric Boisvert, Vice President, Rich Lindblom, Treasurer

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 April 4, 2019 Board Meeting minutes. Dianna Lysak moved to approve the minutes and Curt Whitaker seconded the motion. The minutes were approved – 3 in favor, 2 absent.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- Discussion for the April 30, 2019 financials were deferred until the June meeting.

ACCOUNT BALANCES AS OF 05/02/2019:

Windsor Federal Operating a/c	\$ 16,015.24
Windsor Federal Siding Sweep	\$ 15,653.45
Windsor Federal MM/Reserve	\$ 128,919.25
TOTAL	\$ 160,587.94

COLLECTIONS:

- There are no units currently in collections per Mark Kubera, Residential Management Corporation. Two units will be sent a 10 day demand notice.

OLD BUSINESS:

- Gutter King sent in a proposal for gutter cleaning this spring. Gutter cleaning is not in the budget for the spring.
- Unit #18 contacted Residential Management to say someone was parking in their outdoor spot again. The unit owner sent a picture with license plate. Mark Kubera was able to find the license plate in RM system. Residential Management sent a letter to Unit #20 asking that they stop using the outdoor parking spot for Unit #18.
- 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 #70 contacted Residential Management about continued speeding on Meadow Lane. If speeding continues it will be discussed at the next annual meeting.

NEW BUSINESS:

- The association Master Policy is coming up for renewal. There was a discussion about asking multiple agencies to go out for bids. Before doing that Dianna will contact our insurance agent to discuss their process for getting bids.
- The contract for Blake is coming up for renewal. There was discussion about getting other bids.

The next meeting will be Thursday, June 6, 2019 at the Woodlands sign in Windsor Locks, CT at 5:30 pm for the annual walk about.

- At 7:10 pm, a motion to adjourn the Board Meeting was made by Dianna Lysak and seconded by Judy Chapman. The vote to adjourn was approved – 3 in favor, 2 absent.

Judy Chapman

2019 Woodlands Association of Windsor Locks, Secretary