

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: June 6, 2019

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on June 6, 2019 at Judy Chapman's home, 88 Woodcock Court, Windsor Locks, CT.

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

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:55 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the May 2, 2019 Board Meeting minutes. Dianna Lysak 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, 2019 financials were discussed. Rich Lindblom moved to approve the April financials and Judy Chapman seconded the motion. The financials were approved unanimously.
- The May 31, 2019 financials were discussed. Judy Chapman moved to approve the April financials and Rich Lindblom seconded the motion. The financials were approved unanimously.

**ACCOUNT BALANCES AS OF 05/31/2019: No Financial Sheet available**

Windsor Federal Operating a/c	\$ 8,352.44
Windsor Federal Siding Sweep	\$ 15,667.28
Windsor Federal MM/Reserve	\$ 132,310.57
<b>TOTAL</b>	<b>\$ 156,330.29</b>

**COLLECTIONS:**

- Unknown due to system problem.

**OLD BUSINESS:**

- Unit #54 contacted Residential Management to report their gutters were overflowing, compliment new landscaping company, ask about the fence behind units 2-12 which is in bad shape and ask what could be done about the weekly flyers put between the mailboxes.
  - Residential Management will create a Work Order for the gutters
  - The board will get pricing on new fencing.
  - Dianna contacted the Hartford Courant who indicated that each unit owner would have to contact them to stop the delivery of these flyers because some people want them.

- Unit #94 (Renter) contacted Residential Management to report a dead shrub. It appears the shrub was taken care of by the unit owner or renter.
- Unit #36 contacted Residential Management to report their gutters were overflowing. Residential Management will open a work order for the gutters.
- Blake Equipment sent in a proposal for the generator contract renewal. Curt Whitaker moved to approve the contract and Rich Lindblom seconded the motion. The contract renewal was approved unanimously.
- Travelers sent in a renewal notice. This will be reviewed once we receive pricing from other companies and review.
- Curt purchased light bulbs needed to replace sidewalk lighting.

**NEW BUSINESS:**

- Rich Lindblom will resign his position as treasurer in December. A replacement needs to be found and Rich will show him the process.
- The board would like to finish revising the rule and regs which was started a few years ago.
- There was a discussion about tickets and fines for cars that do not get moved during snow removal.

The next meeting will be Thursday, August 1, 2019 at Residential Management in Suffield, CT at 6pm.

- At 7:58 pm, a motion to adjourn the Board Meeting was made by Curt Whitaker and seconded by Judy Chapman. The vote to adjourn was approved unanimously.

*Judy Chapman*

2019 Woodlands Association of Windsor Locks, Secretary