

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: August 1, 2019

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on August 1, 2019 at Residential Management Corporation, 110 Mountain Road, Suffield, 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 6:00 p.m.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the June 6, 2019 Board Meeting minutes. Rich Lindblom moved to approve the minutes and Curt Whitaker seconded the motion. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The June 30, 2019 financials were discussed. Judy Chapman moved to approve the June financials and Dianna Lysak seconded the motion. The financials were approved unanimously.
- The July 31, 2019 financials were discussed. Eric Boisvert moved to approve the July financials and Curt Whitaker seconded the motion. The financials were approved unanimously.

ACCOUNT BALANCES AS OF 08/1/2019:

Windsor Federal Operating a/c	\$ 45,017.75
Windsor Federal Siding Sweep	\$ 15,258.20
Windsor Federal MM/Reserve	\$ 139,236.47
TOTAL	\$ 199,512.42

COLLECTIONS:

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

OLD BUSINESS:

- Unit #15 contacted Residential Management to report their garage trim was damaged. A work order was created to repair/replace the corner trim piece.
- Unit #10 contacted Residential Management to report that the air conditioner for unit #2 was very loud. The homeowner was contacted and it appears the unit has been fixed.
- Unit #62 requested a visitor pass for July 1st through July 8th.
- Unit #50 contacted Residential Management regarding weeds behind units 48 and 50. The landscaper will be notified to remove the weeds. The landscaper can't spray weed killer.

- The Master Policy for the association was up for renewal. After reviewing bids the board decided to switch from Travelers to Union Mutual. The board is reviewing options for adding flood insurance to the policy.
- Derek & Sons has submitted 2 bids for sidewalk replacement on Dove Court. Bid #1 is for 51-61 Dove Court at a cost of \$7,465.00. Bid #2 is for 63-73 Dove Court at a cost of \$6,450.00. Rich Lindblom moved to approve the bids and Curt Whitaker seconded the motion. The bids were approved unanimously.
- Mark Kubera will look for bid we received in 2018 to remove evergreen tree next to unit #90 Woodcock Court.
- Mark Kubera will call Hastie Fence for bids on replacing fencing behind Partridge Court and adding behind Meadow Lane.
- Mark Kubera to send a letter to Bill's landscaping about curb damage.

NEW BUSINESS:

- Unit #76 contacted Residential Management to inquire on plan for power washing the buildings. The board will request bids from a few power washing companies in the area.
- Unit #54 contacted Residential Management to request the dumpster be delivered in September instead of October.
- Unit #31 needs an elbow and extension for their gutter.
- Unit #33 needs an extension for their gutter.
- Discussed meeting Harry Briggs in September regarding trees in the wetlands area between the Woodlands and Chapman Chase.

The next meeting will be Thursday, September 5, 2019 at 21 Quail Court in Windsor Locks, CT at 6pm.

- At 7:03 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