

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: October 3, 2019

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

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

Absent: Dianna Lysak, President

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 September 5, 2019 Board Meeting minutes. Curt Whitaker moved to approve the minutes and Rich Lindblom 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:

- The September 30, 2019 financials were discussed. Judy Chapman moved to approve the September financials and Curt Whitaker seconded the motion. The minutes were approved – 3 in favor, 2 absent.

ACCOUNT BALANCES AS OF 10/3/2019:

Windsor Federal Operating a/c	\$ 54,744.61
Windsor Federal Siding Sweep	\$ 14,278.66
Windsor Federal MM/Reserve	\$ 146,195.20
TOTAL	\$ 215,218.47

COLLECTIONS:

- There is one unit currently in collections per Mark Kubera, Residential Management Corporation. There are no 10 day demand notices to be sent.

OLD BUSINESS:

- A bid received by Evergreen Tree Service to remove 2 trees was discussed. One tree is at 90 Woodcock Court at a cost of \$1750 and the second one is at 51 Dove Court at a cost of \$1125. Rich Lindblom made a motion to accept the Evergreen bid. Curt Whitaker seconded the motion. The motions passed 3 in favor, 2 absent.
- Unit #54 contacted Residential Management about brush hogging for the complex. Bids were received from Advanced Property Maintenance and Evergreen Tree Service. The options were discussed and the board will continue discussing at the next meeting.
- The contract for Clean Machine to power wash the buildings in our complex has been signed.

- A letter was written to #63 reminding them that board approval is needed to remove bushes from the front of the unit.
- A letter was written to Unit #71 about parking violations.
- FHA Certification for the Woodlands is due for renewal at a cost of \$675. Rich Lindblom made a motion to renew the FHA Certification. Eric Boisvert seconded the motion. The motions passed 4 in favor, 1 absent.

NEW BUSINESS:

- Gutter King sent in a bid proposal for gutter cleaning to be done this fall at a cost of \$2185. Judy Chapman made a motion to accept the Gutter King bid. Curt Whitaker seconded the motion. The motions passed 4 in favor, 1 absent.
- Unit #70 contacted Residential Management about a car speeding on Meadow Lane. A make, model and license number was included in the email. Mark will search Residential Management data base to see if the car is in the system.
- Parking on Meadow Lane across from Woodcock Court entrance makes exiting Woodcock Court difficult. A discussion about options to paint no parking in certain areas.
- Unit #20 contacted Residential Management about replacing their slider. Several options of color were supplied. Rich Lindblom made a motion to approve model #6100 in the color tan. Eric Boisvert seconded the motion. The motions passed 4 in favor, 1 absent.

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

- At 6:55 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Curt Whitaker. The vote to adjourn was passed 4 in favor, 1 absent.

Judy Chapman

2019 Woodlands Association of Windsor Locks, Secretary