

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: November 7, 2019

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on November 7, 2019 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

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

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 5:58 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the October 3, 2019 Board Meeting minutes. Curt Whitaker moved to approve the minutes and Dianna Lysak seconded the motion. The minutes were approved – 4 in favor, 1 absent.

**PUBLIC SPEAK TIME:**

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

**EXECUTIVE SESSION:**

- Executive Session started at 6:10 p.m.
- Executive Session ended at 6:25 p.m.

**ADOPTION OF PROPOSED 2019 BUDGET:**

- The Board voted to approve the proposed 2020 Budget with no increase in maintenance fees. Rich Lindblom moved to approve the proposed budget and Curt Whitaker seconded the motion. The proposed budget was approved - 4 in favor, 1 absent.

**FINANCIAL REPORTS:**

- The October 30, 2019 financials were discussed. Curt Whitaker moved to approve the October financials and Rich Lindblom seconded the motion. The minutes were approved – 4 in favor, 1 absent.

**ACCOUNT BALANCES AS OF 11/7/2019:**

Windsor Federal Operating a/c	\$ 59,615.47
Windsor Federal Siding Sweep	\$ 14,219.14
Windsor Federal MM/Reserve	\$ 134,879.21
<b>TOTAL</b>	<b>\$ 208,713.82</b>

**COLLECTIONS:**

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

**OLD BUSINESS:**

- Eric Boisvert confirmed the Library was reserved for the annual meeting on 12/5/2019.
- Unit #72 notified Residential Management that a property inspection was done as part of a sales agreement. The inspection showed mold in the attic and that the exhaust duct for the bathroom fans needs to be insulated. The homeowner will take care of the insulation. Rich Lindblom made a motion to approve payment for the mold remediation and Curt Whitaker seconded the motion. The motion was approved - 4 in favor, 1 absent.
- Curt Whitaker reported that the floodlight in Woodcock Court was positioned to point towards the pumping station.
- Curt Whitaker reported that he inspected the contents of the shed and there are many burned out lightbulbs. He will take them to East Hartford for recycling. There are also a lot of old plastic drain pipes, many damaged. He will slowly start disposing of most of them in garbage collection.
- The board has reached out to the manufacturer of the siding regarding fade issues on some units.
- Unit #20 contacted Residential Management about Home Depot requiring a signature from the board prior to installation. Dianna Lysak will sign the request. Rich Lindblom made a motion to approve the request to install Plygem, 5100 series, custom 2 panel patio door in earth tone. Eric Boisvert seconded the motion. The motions passed unanimously.

**NEW BUSINESS:**

- Speeding continues to be an issue. Letters have been sent to homeowners who had visitors speeding.
- There was a discussion about vehicles not being moved for snow removal and possible steps to resolve the issue.
- Winter newsletter was discussed.

The next meeting will be the Annual Unit Owners meeting on Thursday, December 5, 2019 at The Windsor Locks Public Library Windsor Locks, CT at 7:00 PM. The board will meet at 6:00 PM.

- At 7:32 pm, a motion to adjourn the Board Meeting was made by Curt Whitaker and seconded by Rich Lindblom. The vote to adjourn was passed unanimously.

*Judy Chapman*

2019 Woodlands Association of Windsor Locks, Secretary