

***Woodlands Association of Windsor Locks, Inc.***  
***Unit Owners Annual Budget Meeting***  
***Thursday, December 5, 2019***

The Woodlands annual unit owner's budget meeting was held on Thursday, December 5, 2019 at the Windsor Locks Public Library, 28 Main Street, Windsor Locks, CT.

Call Meeting to Order:

- The meeting was called to order at 6:30 p.m.

Attending:

- There were 14 unit owners present.

Adoption of 2018 Annual Unit Owner Meeting Minutes:

- Minutes from the December 2018 Unit Owners Annual Budget Meeting were available for review to all attending unit owners. A motion was made to suspend the reading of said minutes by Nancy Cooper, unit 15 and seconded by Marie Ramsdell, unit 37. All unit owners present voted in favor suspending the reading of said minutes.
- The December 2018 Unit Owners Annual Budget Meeting minutes were approved. A motion was made by Elaine Nai, unit 22 and seconded by Marcia Lindblom, unit 31. All attending unit owners voted in favor.

President's Message:

- Diana Lysak read the President's Message to the unit owners. Highlights of accomplishments in 2019 were presented. A copy of the President's message was available for unit owners.

Presentation of Proposed Budget:

- Rich Lindblom, Treasurer, discussed the proposed budget. There is no increase to the monthly fees. There were no questions.
- A motion to approve the budget was made by Mark Valverde, unit 70 and seconded by Marie Ramsdell, unit 37.
- The votes were tallied and were as follows:
  - 24 favorable votes; combined proxy and unit owners
- The 2020 budget passed.

Board of Director Elections:

- There are 2 board of director positions open. They are 2 year positions. Eric Boisvert and Curt Whitaker have agreed to run for re-election. They were elected unanimously by the unit owners present.

Public Speak:

- Nancy Cooper, unit 15 asked about the status of tree replacement. There was a discussion about the watering needs for new trees.
- Marie Ramsdell, unit 37 mentioned that the trees behind her unit were in bad shape and needed trimming. The board will check on this during the spring walkabout. Marie also mentioned snow melting from sidewalk to the parking lot and freezing.
- Virginia Blanchfield, unit 9 asked about the sidewalks on Meadow Lane across from Woodcock Court being closed. The board informed her that when we get snow storms that have significant snow fall, the plow company has the right to close the sidewalk in an effort to pile snow so that visitor parking spots can remain open for guest parking.
- The board reminded everyone to move their cars during snow storms when their courts were being plowed.
- Mark Valverde, unit 70 asked if CT Landscaping also does snow removal. Mark also asked if there was some communication method to let unit owners know about the status of plowing/shoveling and other items of interest to unit owners. He mentioned email and perhaps using the website. Sean Hickey unit 73 suggested texting apps.
- Marcia Lindblom, unit 31 asked if the Bill's honked their horn when they were in a court and homeowners should move their cars.
- Marie Ramsdell, unit 37 suggested monitoring visitor parking.
- Joan Morin, unit 43 asked about garage doors being left open. She also asked about new unit owners being aware of parking rules. All new unit owners receive the rules and regulations.
- Marie Ramsdell, unit 37 asked if Bill's will be fixing curbs. Mark Kubera said we can withhold final payment if it's not done.

At 7:20 pm, a motion to adjourn the Annual unit owners budget meeting was made by Joan Morin, unit 43 and seconded by Eric Boisvert, unit 98. The vote to adjourn was unanimous.

Judy Chapman      2019 Woodlands Association of Windsor Locks, Secretary