

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: March 5, 2020

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on March 5, 2020 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

ATTENDING: Dianna Lysak, President, Eric Boisvert, Vice President (late arrival), 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 February 6, 2020 Board Meeting minutes. Curt Whitaker moved to approve the minutes and Dianna Lysak seconded the motion. The minutes were approved – 3 in favor, 1 absent.
- The Board voted to approve the December 5, 2019 Unit Owner Meeting minutes. Curt Whitaker moved to approve the minutes and Dianna Lysak seconded the motion. The minutes were approved – 3 in favor, 1 absent.

PUBLIC SPEAK TIME:

- A hearing was held to discuss the parking issues reported for Unit 71. The unit owner, tenant and board agreed that the tenant would supply updated vehicle information to Residential Management. An agreement was also made for the tenant to load and unload the vehicle in a no parking zone for a short period of time with the hazard lights on.

FINANCIAL REPORTS:

- The February 29, 2020 financials were discussed. Dianna Lysak moved to approve the February financials and Curt Whitaker seconded the motion. The financials were approved unanimously.

ACCOUNT BALANCES AS OF 3/5/2020:

| | |
|-------------------------------|----------------------|
| Windsor Federal Operating a/c | \$ 43,437.16 |
| Windsor Federal Siding Sweep | \$ 13,455.59 |
| Windsor Federal MM/Reserve | \$ 148,975.30 |
| TOTAL | \$ 205,868.05 |

COLLECTIONS:

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

OLD BUSINESS:

- Residential Management was notified that Unit #72 had left their trash tipper outside of the garage for 10 days. A letter was sent to Unit #72 to let them know the rules/regs for tippers.
- Unit #6 responded to letter regarding moving car for snow removal. Unit owner has a physical disability that keeps him from being able to move the car immediately. His wife does it when she

returns home from work. He asks for some leniency and the board agreed to allow them extra time to clean car.

- Unit #15 responded to letter regarding moving car for snow removal to say he reminded his tenant of the snow policy. He also responded to the request for an updated information sheet from the tenant.
- Unit #12 responded to letter regarding moving car for snow removal to say an unknown car was parked in units outdoor spot.
- Unit #66 requested an exception to the one dog rule for a potential buyer of the unit. The board agreed that the unit owners could move in with the two dogs, upon the death of one of them they then could only have one dog in the unit for the remainder of their ownership and occupancy.

NEW BUSINESS:

- There was a discussion about using a robocall to notify unit owners to move cars for snow plowing. Eric agreed to do some research.
- The board reviewed a proposal from Dick's Bulldozing to resolve issues found during a home inspection for Unit #66 as part of a sales agreement. The proposal was to repair issues caused by drainage issues. Reset stoop and patch pavement in sidewalk - \$4300, pump out cellar hole, fill with stone and pour concrete slab - \$2600 for a total of \$6900. Dianna Lysak made a motion to accept the Dick's Bulldozing proposal and Curt Whitaker seconded the motion. The motion was approved unanimously.
- The board reviewed a proposal from Green Home Solutions to resolve issues found during a home inspection for Unit #66 as part of a sales agreement. The proposal was to remediate mold and repair efflorescence caused by drainage issues. Green Home Solutions submitted a bid of \$3750. Dianna Lysak made a motion to accept the Green Home Solutions proposal and Curt Whitaker seconded the motion. The motion was approved unanimously.
- A proposal was made to move the Dove Court mailbox up closer to storm drain and away from the visitor parking area. The mail hut was hit by a truck and the vehicle owner's insurance was paying for the hut repairs. Dick's Bulldozing submitted a bid of \$1800 to reset and move the mail hut. Curt Whitaker made a motion to accept the Dick's Bulldozing proposal and Dianna Lysak seconded the motion. The motion was approved unanimously.

The next meeting will be Thursday, April 2, 2020 at Residential Management Corporation, 110 Mountain Road, Suffield, CT at 6pm.

- At 7:25 pm, a motion to adjourn the Board Meeting was made by Curt Whitaker and seconded by Eric Boisvert. The vote to adjourn was passed unanimously.

Judy Chapman

2020 Woodlands Association of Windsor Locks, Secretary