

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: August 5, 2021

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on August 5, 2021 via zoom.

**ATTENDING:** Dianna Lysak, President, Eric Boisvert, Vice President, Judy Chapman, Secretary, Greg Blanchfield, Director and Mark Kubera, Residential Management Corporation.

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 5:59 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the June 3, 2021 minutes. Dianna Lysak moved to approve the minutes. Greg Blanchfield seconded the motion. The minutes were unanimously approved.

**PUBLIC SPEAK TIME:**

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

**FINANCIAL REPORTS:**

- The June 30, 2021 Financials were discussed. Judy Chapman moved to approve the June financials. Eric Boisvert seconded the motion. The June financials were unanimously approved.
- The July 31, 2021 Financials were discussed. Judy Chapman moved to approve the July financials. Dianna Lysak seconded the motion. The July financials were unanimously approved.

**ACCOUNT BALANCES AS OF 08/05/2021:**

Windsor Federal Operating a/c	\$ 50,115.22
Windsor Federal Siding Sweep	\$ 30,450.66
Windsor Federal MM/Reserve	\$ 174,527.22
<b>TOTAL</b>	<b>\$ 255,093.10</b>

**COLLECTIONS:**

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

**OLD BUSINESS:**

- Unit #36 has reported that during a recent storm a tree limb from a neighbor on Cannon Street came down and hit a tree on the Woodlands Property. Evergreen quoted \$2,650 to remove the limb from the neighbor's property. Unit #36 later expressed a concern about a tree on the Woodlands property that could cause damage to the building if it came down. Evergreen will look at that tree as well and give us a quote. The board will review both quotes together at the next meeting or over email.
- Unit #9 has requested permission to patch, with asphalt, a 6' x10' area of dirt in front of their unit. Eric Boisvert made a motion to approve the request. Dianna Lysak seconded the motion. The motion was approved – 4-0 with one member abstaining.

- Unit #51 contacted Residential Management with a concern about potential damage to his vehicle due to the speed bumps. He also mentioned the shrubs that were going to be replaced around his deck.
- The board discussed the insurance renewal received from Irongate Insurance. The board voted via email to approve. The board voted 4-0 to renew with Union Mutual via email on 07/27/2021.
- Unit #63 contacted Residential Management about the owner of Unit #65. Mark Kubera contacted the attorney for the association but has not heard back yet. A zoom meeting will be most likely be set up to discuss issues with the unit owners.

**NEW BUSINESS:**

- Dick's Bulldozing was on site to inspect and repair all reported sink holes.
- Sidewalk for Unit #2 needs to be replaced
- The board will do the complex walkabout on August 18<sup>th</sup>. We will meet at 5:30 pm at the Woodlands sign.
- Mark will follow up on the zoom meeting for the unit hearing for unit #63 and unit #65.
- Dianna Lysak reached out Fredo Landscaping regarding renewal for the snow contract. Fredo has expressed an interest in returning for one year without an increase. The board has authorized Dianna to negotiate the options of a two year contract with Fredo.
- Mark Kubera to pull together the quotes we have for the bushes for unit #51.

The next meeting will be Thursday, October 7, 2021 at 6pm via Zoom.

- At 6:38 pm, a motion to adjourn the Board Meeting was made by Judy Chapman and seconded by Eric Boisvert. The vote to adjourn was unanimously passed.

*Judy Chapman*

2021 Woodlands Association of Windsor Locks, Secretary