

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: June 1, 2017

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on June 1, 2017 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

ATTENDING: Dianna Lysak, President, Eric Boisvert, Vice President, Rich Lindblom, Treasurer, Judy Chapman, Director, Nancy Cooper, Secretary, 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 April 6, 2017 minutes. Dianna Lysak moved to approve the minutes. Eric Boisvert seconded. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The April 30, 2017 financials were discussed. A tree landed on unit #37. Two small trees were removed as being at risk of falling as well. Nancy Cooper moved to approve the April financials. Judy Chapman seconded. The April financials were approved unanimously.
- The May 31, 2017 financials were discussed. We have approximately \$170,000 in reserves. The board intends to repay \$17,569.81 to reserves. Rich Lindblom moved to approve the May financials. Judy Chapman seconded. The May financials were approved unanimously.

ACCOUNT BALANCES AS OF 5/31/2017:

First National Bank of Suffield Operating a/c	\$ 17,224.48
First National Siding Sweep	\$ 15,208.99
WLFED CU- OPER Cash	\$ 0
WLFCU 18M .50% CD 5/10/2018	\$ 26,970.27
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 87,283.74
First National Bank of Suffield MM/Reserve	\$ 55,830.86
TOTAL	\$ 202,518.34

COLLECTIONS:

- There are three units currently in collections per Mark Kubera, Residential Management LLC.

OLD BUSINESS:

- An RFP went out for paving Meadow Lane. The Board received 3 quotes from the following companies: Harry's Bulldozing, Derek & Sons and M&S.
- Unit owners need to vote on capital expenditures. Owners need 10 days notice if we have a meeting. We also have the option of foregoing a meeting and just sending out a ballot. The

board decided to have the unit owner meeting with an information period explaining the paving project. The owners will be asked to approve moving money from the reserves to the operating account to pay for the project.

- Eric Boisvert will find out how much it will cost to have the meeting at the Windsor Locks library and the availability of the library.
- A motion to approve Dick's Bulldozing proposal as submitted for \$123,000 and an additional \$4,400 for part of Dove Court was made by Rich Lindblom. Dianna Lysak seconded. The motion passed unanimously.
- Unit #38 complained about the pruning that was done by Bill's Landscaping last fall. Mark Kubera will have Bill's Landscaping look at shrubs in question.
- Mark Kubera asked Bill's Landscaping to repair the hand rail from Pheasant Court to Meadow Lane and fix the curbs that were damaged during snow plowing.

NEW BUSINESS:

- There was discussion around an RFP for snow plowing. Bill's Landscaping contract for snow plowing is up this year.
- Discussion was held about Mark Marione's proposal for pump station work. This will replace 2 sewage ejector pumps, including floats and the electrical connections. Nancy Cooper moved to accept the proposal. Eric Boisvert seconded. The motion passed unanimously.

The next meeting will be Thursday, July 6, 2017 at Windsor Locks Public Library, Main Street Windsor Locks, CT at 6pm.

At 7:50 pm, a motion to adjourn the Board Meeting was made by Dianna Lysak and seconded by Eric Boisvert. The vote to adjourn was unanimous.

Nancy Cooper

2017 Woodlands Association of Windsor Locks, Secretary