

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: July 6, 2017

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on July 6, 2017 at the Windsor Locks Public Library in Windsor Locks, 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 June 1, 2017 minutes, as amended. 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 June 30, 2017 financials were discussed. Rich Lindblom moved to approve the June financials. Judy Chapman seconded. The June financials were approved unanimously.

ACCOUNT BALANCES AS OF 6/30/2017:

First National Bank of Suffield Operating a/c	\$ 8,932.49
First National Siding Sweep	\$ 23,199.24
WLFED CU- OPER Cash	\$ 0
WLFCU 18M .50% CD 5/10/2018	\$ 27,006.85
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 87,402.11
First National Bank of Suffield MM/Reserve	\$ 67,385.19
TOTAL	\$ 213,925.90

COLLECTIONS:

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

OLD BUSINESS:

- The gutter was cleaned in unit #56.
- A letter was sent to the Windsor Locks Building Department at the request of unit #43 who are replacing their windows.
- Unit #7 complained about Bill's Landscaping not cleaning up grass clippings after mowing. Per Mark Kubera, Bill's Landscaping is contractually required to double cut or bag clipping during time of excessive growth.
- The personal injury lawsuit involving Brian Moule was settled out of court.

- A discussion was had around replacing the trees that were cut down earlier this year. Bill's Landscaping will be brought in for the September meeting to discuss tree replacement.
- The snow contract is up this year. Dianna requested a proposal from Bill's Landscaping.
- Bill's Landscaping repaired the handrail from Pheasant Court to Meadow Lane.

NEW BUSINESS:

- The board reviewed information for the unit owner's meeting.
- Mark Kubera discussed the siding discoloration with Dave Bourque. The board has the option of pursuing the manufacturer, Kal-Can for fading. We need to determine if the correct product was used for our location in the Northeast zone.
- The board agreed we need to get a price to repaint doors that have bubbled.

The meeting was suspended at 6:50pm for the unit owner's meeting.

The meeting resumed at 8pm. Due to summer schedules, the board has decided not to have an August meeting.

The next meeting will be Thursday, September 7, 2017 at Residential Management in Suffield, CT at 6pm.

At 8:02 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded Nancy Cooper. The vote to adjourn was unanimous.

Nancy Cooper

2017 Woodlands Association of Windsor Locks, Secretary