

Woodlands Association of Windsor Locks, Inc.
Unit Owners Meeting
Thursday, July 7, 2017

The Woodlands unit owners meeting was held at Windsor Locks Public Library, located at Main Street, Windsor Locks, CT.

Call Meeting to Order:

The meeting was called to order at 7:00 p.m.

Attending:

- There were 15 unit owners in person at the meeting. Eleven unit owners were represented by Proxy.

Purpose of Meeting:

Dianna Lysak, President, explained that the Board of Directors had approved Dick's Bulldozing to repave Meadow Lane, including the installation of 10 new catch basins and approximately 1,000 square feet of roadway into Dove Court. The cost of the project is approximately \$127,400. The purpose of the meeting is for unit owners to approve the transfer of funds from the reserve account.

Rich Lindblom, Treasurer, explained that the condo fees were raised over the past two years to increase the reserve account to help pay for capital improvement projects. The repaving of Meadow Lane and the replacement of the sewer ejector pumps are two such projects. Currently, there is approximately \$180,000 in reserves. The monthly fees add about \$5,700 into the reserves each month.

Mark Kubera explained that the reason to have a reserve is for unexpected repairs or capital improvement projects. Lenders look to see how much money is in an association's reserve.

Public Speak:

- Renae Saftler, 24 Partridge Court, commented on the need to repave Meadow Lane.
- Denis Gallagher, 84 Woodcock Court, suggested that adding \$5,700 per month into reserve account would result in approximately \$68,000 in a little over a year.
- Renae Saftler, 24 Partridge Court, asked if an increase in condo fees was anticipated this year. He also asked if the road would be dug up and mentioned he has had good experience with Dick's Bulldozing.
 - Mark Kubera, Residential Management, responded that new storm drains, aggregate, grinding, asphalt reclamation, stabilizing the base and curtain drains would be undertaken.
- Marcia Lindblom, 31 Pheasant Court, asked how long the repaving project would take.
 - Mark Kubera responded that ideally it would be one month, but probably it would take longer. One lane would always be open for traffic.
- Renae Saftler, 24 Partridge Court, inquired if there would be a reduction in speed.
 - Mark Kubera responded that dust would probably be kicked up. We will try to let owners know the time line when it gets closer.
- Renae Saftler, 24 Partridge Court, asked if the repaving would resolve the drainage issues.
 - Mark Kubera said that it should help
- Dianna Lysak said that at the Unit Owners Budget meeting in December 2016, a question was raised about looking into having the Town of Windsor Locks take over Meadow Lane. Unit owner Sean Hickey researched the possibility and it was determined that it would be prohibitively expensive. The road would have to be re-engineered to town specs.
- Elizabeth Grabowicz, 54 Mallard Court, asked if we were currently on budget for the year and if we have funded reserves.

- Rich Lindblom answered that we are over budget. We have funded the reserves, but had to take some money from the reserves. We anticipate repaying the reserves as soon as possible.
- Elizabeth Grabowicz, 54 Mallard Court, asked if we were headed to building up the reserves to \$300,000.
 - Rich Lindblom answered that over time the goal is to build up the reserve.
- Elizabeth Grabowicz, 54 Mallard Court, asked what the start date would be and were we getting a written guarantee?
 - Mark Kubera answered that we expect the paving to begin mid to late August. Things need to dry out first. The guarantee is for one year.
- Denis Gallagher, 84 Woodcock Court, inquired about the pending law suit.
 - Mark Kubera answered that the insurance company settled out of court.
- Michael Ciarcia, 18 Partridge Court, inquired about the condo fees being reduced once the paving project was completed.
 - Mark Kubera responded that we will have to start fixing roofs in a few years and we need to continually contribute to the reserves for future projects.
- Elizabeth Grabowicz, 54 Mallard Court, asked if the board would consider getting a “No Outlet” sign to install at the beginning of Meadow Lane and also inquired into speed bumps.
 - Dianna Lysak responded that we will look into removeable speed bumps and also the Board would look into a “No Outlet” sign to help alleviate “turn arounds”.
- Elizabeth Grabowicz, 54 Mallard Court, inquired if the Association needed town approval for the paving project.
 - Mark Kubera answered that Dick’s Bulldozing was responsible for all applicable building permits and fees and that permits would be necessary because Meadow Lane abuts North Street.

Dianna Lysak asked for proxies. Mark Kubera explained that the state requires paper ballots.

Rena Saftler, 24 Partridge Court, volunteered to hand out the ballots, collect and count them.

The voting to authorize the Board to transfer the cost of the paving from Reserve was as follows: Twenty-four (24) Yes votes Two (2) No votes.

Forty-four (44) No votes were needed to defeat the motion. Two (2) No votes were received, therefore the motion passed.

At 7:50 pm, a motion to adjourn the unit owners’ budget meeting was made by Elizabeth Grabowicz, 54 Mallard Court, and seconded by Sharon Leddy, 84 Woodcock Court. The vote to adjourn was unanimous.

Nancy Cooper

2016 Woodlands Association of Windsor Locks, Secretary