

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: July 15, 2025

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on July 15, 2025, via zoom.

**ATTENDING:** Dianna Lysak (President), Eric Boisvert (Vice President), Judy Chapman (Treasurer), Sara McBreairty (Secretary) and Laura Judge (White & Katzman), Cherri DeVoe (Director) was absent  
2 unit owner attended:  
Christine Becker, Unit 59, Cindy Robbins, Unit 74

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:00 pm

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the May 1, 2025, Board Meeting minutes. Judy Chapman moved to approve the minutes. Dianna Lysak seconded. The minutes were approved: 4 approved, 1 absent.

**PUBLIC SPEAK TIME:**

- Christine Becker Unit 59 asked about paving of the sidewalks on Dove Court due to frost heave. Laura Judge to get a quote for this.

**FINANCIAL REPORTS:**

- The May 31, 2025, financials were discussed. Judy Chapman moved to approve the November financials. Eric Boisvert seconded. The May financials were approved: 4 approved, 1 absent.
- We didn't have the June financials but going forward we will have the financials for our meeting.

**ACCOUNT BALANCES AS OF 07/10/2025:**

Operating Cash Balance	\$ 4,891.04
Reserve Cash Balance	\$ 337,058.59
<b>TOTAL</b>	<b>\$ 341,949.93</b>

**COLLECTIONS:**

- Per Laura Judge, White & Katzman, there is one unit who will be sent a 10 day notice.

**OLD BUSINESS:**

- There was a discussion of the Woodcock Court lighting issues. Lights have not worked in a few months. We are seeking multiple quotes to replace the wiring and lights. Solar lighting not feasible due to wood line limiting sunlight and one electrician said hybrid lighting was very expensive.
- A sink hole on Meadow Lane and one at 73 Dove Court were repaired.

**NEW BUSINESS:**

- Shed repair has been completed. New locks will be done and new keys given to board members.
- Laura is waiting for estimates for the paving of Woodcock Court and Dove Court.
- A stern e-blast was sent to unit owners about picking up after dogs.
- Laura Judge reached out to our lawyer to get guidance to change bylaws to add a stipulation that units must be owner occupied for two years prior to leasing out the unit. The lawyer said it was possible to do this but it is hard to enforce.
- Eric Boisvert will invite Frontier Fiber to our next board meeting to discuss the option of bringing Frontier into our complex. We are looking to have Frontier Fiber as an option for unit owners in addition to Cox Cable. Frontier would install fiber to each unit. Once the installation is done it is up to the unit owner whether they will stay with Cox or switch to Frontier.
- Laura Judge reported that Evergreen would be coming out to do the tree trimming work that was discussed during the walk about. Judy Chapman had added a request to trim a low hanging branch by the pump station. Dianna Lysak made a motion to add the branch to the tree work. Eric Boisvert seconded the motion. The motions approved: 4 approved, 1 absent.

**Open session suspended at 6:42 pm to enter executive session.**

**Executive session ends at 6:48 pm to reenter open session.**

The next meeting is scheduled for Thursday, September 18, 2025, via zoom.

At 6:48 pm call ended.

*Judy Chapman*

2025 Woodlands Association of Windsor Locks, Treasurer