

Woods Walk Condominium Association Executive Board Meeting

Date: Tuesday, 08 December 2015

Time: 6:36 PM

Location: Sandy Dyer's condo, 71 Murphys Drive

Attendees: President Velma Williams; Vice President Joe Whittemore; Treasurer Merrill Katz; Secretary Jody Katz

Members at Large: Sandy Dyer, Tom Dobruck, Bob Moriarty,

Homeowner: Peter Schulteis

**Secretary's Report:** Minutes of the June 30, 2015 meeting were accepted with corrections.

### **Homeowner Request**

Peter Schulteis to retire in 12 months. Would like to enclose his deck to make it an all-season room. It was explained to Peter that prior to his request, another person submitted the same request, which was forwarded to our attorney. According to the attorney, only if every unit would have one then it would be okay. Also, 3-bedroom condos are structurally different than 2-bedroom condos; thus all-season rooms are not feasible for 3-bedroom units. One unit in the entire Association would change the aesthetics of the condo association. Therefore, the request is denied.

Question: will the playground at the end of the cul-de-sac ever get finished?

Answer: Velma called the Groton Recreation Dept., as the town owns the playground. They are waiting for budget approval. Their fiscal year runs July 1-June 30, so it will not be known until the new budget is passed whether or not funds for the playground completion will be approved. The town is holding the equipment that was on the playground.

### **Committee Reports**

Minutes for the November 3, 2015 meeting were accepted. Jody will send the minutes electronically to all board members and members-at-large prior to an upcoming board meeting so members can preview them.

### **Treasurer's Report**

Fiscal Update through 30 November 2015

Income: \$96,326.00

Expenditures through 30 November 2015: \$92,449.43

Cash Flow: 2015: \$3,877.00

Opening Checking Account Balance as of 01 Dec 2015: \$3,856.09

Reserves / Charter Oak Federal Credit Union

Cash in Savings Account: \$38,935.70

CD1: \$10,855.70

CD2: \$5,407.61

Total Reserves: \$55,199.12

Discussion about income vs outgo, unexpected expenses, and deck problems

### **Hospitality and Entertainment**

Sandy and Mary planning activities

Sandy's requesting pictures of the neighborhood to add to website.

Velma asked Sandy and Mary to organize a community clean-up.

### **Landscaping**

Steve (Eagle Landscaping) to put up stakes to prepare for snow plowing.

We need to meet with Steve to see his list of what services he offers and how much each one is.

### **Tree trimming**

117, 121, 125 border town property  
18, 20, 32, 34, 54, 56, 57, 73, 75 need tree trimming; some need trees taken down.  
Eagle does tree work. Let's get a free estimate about needed tree work.

Resealing driveways  
Let's get a free estimate for cracked and washed out driveways and sinkholes.  
Owners may seal their own driveways if they'd like to.

### **Maintenance**

Phil has stepped down as Maintenance Coordinator. Bob Moriarty has volunteered to take over the position.

For any contract being written, a board member must oversee the project.

Checks must be made out to the company, not to an individual.

Velma to ask Pat to ask Adam Cohen (association's former attorney) if he has any historical documents.

Peter Schulteis has a broken door. Dan DiCicco will take care of this since Gabe had a death in the family.

When constructed, builders did not use pressure-treated wood for the railings. Railing replacements will be made using pressure-treated wood.

Tom to look at spindles replacement.

Fire Department says we need to put condo numbers where they are more visible. We need to ask them how large the numbers have to be. We need to check how much space there is over the garage. Will condo numbers fit?

### **Maintenance Companies Identified**

Cabral Home Improvements (Gabe)  
Artistic Home Improvements (Dan DiCicco)

### **Submersible Grinder Pumps**

Don from Wind River Sanitation coming to look at the Katz's sewage grinder pump.

### **Dog Waste**

Email sent out to community to remove dog waste from yards or a fine will be imposed. Email sent to some specific homeowners to help resolve this issue.

### **Dues Increase**

Jody to send email to Association residents that dues will increase by \$25 per month; therefore, dues will be \$250 per month beginning January 2016.

### **New Business**

Look into solar light panels for the community:

Solar energy: Federal Government could do a feasibility study and evaluate if the unit would save money. Discussion about how the Unit might save money, but down the road roofs would need to be replaced. Does that mean removing the solar panels to replace the roofs and then reinstall the solar panels? Will this be prohibitively expensive for the Association in the long run? How much will each unit save? How will solar panels affect the resale value of the condo?

**Meeting adjourned** at 9:19 PM.