

Woods Walk Condo Association
Board Meeting
Monday, April 12, 2010 – 7:00 P.M.

The meeting was called to order at 7 p.m. Present: Nick Darling, Rich Gold, John McTamney, Lisa Perrin, Mary Stepanian, and Dan Williams

Secretary Report: The minutes of the March 2010 meeting were read and approved with correction.

Treasurer Report: Nick presented the Treasurer's report. Waste pick up had change of name from Tinerello's to CWPM due to a merger – plan pricing unchanged. Current checking account balance is \$12,294.60 and reserve balance of \$3,351.25. We currently transfer \$750.00/month to the reserve account and will raise that to \$1,000.00/month in June. Nick will plan to transfer Treasurer duties to John in June.

Landscaping: JS Landscaping & Snowplowing (JS L&S) – has contacted Lisa for final payment. They claimed to have fixed the landscaping snowplow 'divots', but it appears to have seeded the bare spots. We will ask them to have it done properly (with our inspection) or have Brickman fix and deduct from final payment. We will inventory areas and contact JS L&S and try to get this resolved.

John and Rich removed dead tree from Jody Katz yard – it will need to be replaced.

Pat Bennet to re-convene gardening committee and bring back suggestions / recommendations.

After the heavy rain there have been a couple of sinkholes that will need to be attended to. It was suggested to have a walking meeting this weekend to take inventory of the grounds. Time TBD.

Maintenance: We still need a new MC to take over for John – any and all candidates will be encouraged to apply. A permanent mailbox post has been replaced at 32/34.

A quote from New Look Painting & Construction for \$750.00 per unit was obtained for priming / painting of deck railings. Rich asked the Board to re-read the Articles and Rules of the Association to better understand all that is included in the limited common elements. We will need to redo the budget to include deck maintenance / repair. Mary and John to get additional quotes from their contacts on deck painting, too.

Legal: New state laws affecting Condominium Associations will be going into effect in July 2010. The Common Interest Ownership Act will become law and it will require us to rewrite our By Laws and for that we will need legal assistance. It was suggested to look into law firms that specifically work with Condo Associations. Dan to investigate this item and report back to Board.

It was moved by Rich Gold and seconded to suspend using Robert's Rules of Order during our monthly Board Meetings. Motion passed.

A mortgage lien has been filed on unit 15B with the Town of Groton against Groton Woods Walk, Inc. (GWW) for the remaining portion of our settlement with them. No CO on units 15B and 16A as town awaits paperwork from GWW on dispute of payment with GWW and DeCesare & Bentley engineering firm. GWW is looking for jury trial.

Another legal item that will need to be done is the Incorporation of Woods Walk Commons Condominium Association. Discussion to be continued.

Social: Units for sale 111 Murphys, Xiaohung Liu (Unit 10A) and 55 Murphys (Unit 15B). Unit sale pending 102 Murphys (Unit 5A) to Peter Schultheis.

Dan & Rich attended the CAI-CT conference in New Haven on March 13 and gave a short report.

Miscellaneous: Rental Policy – tabled for now.

Adjournment: No further business was discussed and the meeting was adjourned at 8:31 p.m. Next regularly scheduled meeting is May 10, 2010.

Respectfully,

Dan Williams
Secretary