

Woods Walk Condo Association
Board Meeting
Monday, February 15, 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 January 2010 meeting were read and approved as written.

Treasurer Report: Nick presented the Treasurer's report. An update was sent out this morning via e-mail. All units are current with dues payments. Rich presented Long Term capital reserves graphs to show graphical projections concerning our reserve / operational funds scenarios in a concise one-page overview. This snapshot helps bring home the message of a properly funded reserve fund. We will use these in a 5-6 page report that summarizes our large Excel sheet and present this to the Association. Mary will help on generating this report.

EFT Program – To date 5 units have signed up for this option. We assume more units will take advantage of this and get signed up for EFT.

Landscaping: Snow removal – we'll hold off on last payment to use as collateral to have landscaping fixed. We will also get a quote for a permanent mailbox replacement at 32 – 34 Murphys Dr. We are still waiting to hear from Brickman concerning renewal of grass cutting contract.

Maintenance: We will need a replacement for John as Maintenance Coordinator as he transitions to the Treasurer's role. In our discussions we decided that Rich would send out an e-mail to the Association looking for volunteers for both the Maintenance Coordinator and Treasurer positions. Depending on responses we will decide to keep John in his current role or transition him to Treasurer. John and Dan to work on a 'Lessons Learned / Best Practices' document that would be distributed to Association that would provide helpful hints / information regarding maintenance issues, i.e. resetting the furnace, and relay switch on microwaves.

Legal: After more than a year and a half a settlement has finally been reached with KentCo. The final agreement can be seen in full on the website.

Social: We have a new neighbor who has moved into Unit 17b, 1077 Peasant Valley and his name is Joe Leavitt. Please welcome him into our community.
Unit 10A, 111 Muphys Dr. Xiaohung Liu has been listed for sale.

Miscellaneous: With the new year Rich has suggested some New Business / Grand Ideas. Restaurant reviews on the website that would generate more traffic on our web site. Pool resources and get volume pricing on hi-speed internet (T1 line). Solar and or wind energy concepts. Plan to build a clubhouse.

Old business would include revisiting our work on rental policies and creating a Woodswalk Owner's Manual.

Adjournment: No further business was discussed and the meeting was adjourned at 8:30 p.m. Next regularly scheduled meeting is March 8, 2010.

Respectfully,

Dan Williams
Secretary