

Woods Walk Condo Association  
Board Meeting  
**Tuesday, January 12, 2010 – 7:00 P.M.**

**Present:**

- Rich Gold—President
- Mary Stepanian—Vice President
- Nick Darling—Treasurer
- Lisa Perrin—Member at Large
- John McTamney—Maintenance Coordinator

**Treasurer Report:**

- Nick presented the Treasurer's report. We're "looking good" as far as money is concerned. He has prepared the end-of-year financial statements and John will audit them.
- He stated that we have yet to receive bills from the snow removal contractor, J&S. Rich agreed to check with Jake (of J&S) to remind them to send the bills. Nick stated we will wait to pay until we receive the bills.
- We were charged an extra pickup fee (\$150) by Tinerello due to excessive holiday trash (bah humbug). John stated he called Tinerello and they agreed to notify us via phone next time such a charge is deemed necessary.
- Long-Term maintenance: document is in the works. Rich, Nick and John met to fine-tune it since last meeting. Rich and a few other board members will work to make a presentable (graphs, tables, photos, etc.) document for presentation to community members in the near future. Preliminary and rough estimate is for monthly per-unit dues to increase by \$10 per year through 2018 to build up reserves.
- Auto Direct-deposit: Nick asked for the board to approve the auto-deposit form for sending to the community. All members approved of the form. Nick will send out via email.

**Other Items:**

- Snow removal: Not going so well. Rich stated he will call J&S to discuss our expectations and issues with their service so far.
- Repairs to 1077 Pleasant Valley Road North: Board members made necessary repairs to the unit (roof repairs, siding, etc.) to ensure its closing was not disturbed (Note: as of today, 28JAN10, the new owner has moved into the unit).
- Legal Update: Rich mentioned that we have agreed to settle with KentCo. We will receive \$4100 in cash, \$4500 as a lien upon any profits earned from the sale of the 2 outstanding units, and \$115/month for maintenance on each of the unsold units for maintenance until they sell.

**Adjournment:**

- No further business was discussed and the meeting was adjourned at 8 p.m. Next regularly scheduled meeting is February 8<sup>th</sup>, 2010 at John's circus...I mean house.

Respectfully,

John McTamney  
(filling in for Dan)