

Woods Walk Condo Association  
Board Meeting  
**Monday, July 19, 2010 – 7:00 P.M.**

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

**Secretary Report:** The minutes of the June 2010 meeting were read and approved as written.

**Treasurer Report:** Pat presented the Treasurer's report. A \$200.00 gift card was given to Nick Darling as a thank-you for his services as Treasurer. The Board thanked him for the amount of work and time he put in plus the monies he saved for the Association. Pat reported that all units are up to date with dues through the month of June. Current balance is \$20,000.00. It was asked how much of this was in reserves and Pat will look at books to try and answer this question. Pat announced that he and Mandy are planning to move out of state and will be resigning as Treasurer. Rich said he 'hounded' KentCo in regards to past due maintenance fees and a check came for 4 months of maintenance fees. A bill has been sent out for July.

**Landscaping:** A tree came down on Rich and Pat's site and will need to be removed. Rich to call the tree company for a quote. He and Pat will assess all the trees on the property and get a quote for all of them (volume discount?).

**Maintenance:** Porch rail painting. Board has agreed to have painting done by contractor and will request an official quote. Work to start first of the month.

Steps – it was noted that we would need to look at steps on units. Steps at a couple of units are badly warped and will need repair.

Peter Schultheis (102 Murphys Dr., unit 5A) requests to have a window installed into basement. After a lengthy discussion it was decided that Rich would forward the current By-Laws that state that an owner cannot alter the outside of the building and that the Board could not grant permission at this time.

**Legal:** Mary has interviewed different law firms to find out whom we should retain in assisting us with the rewriting of our By-Laws to conform to the new state laws. Mary is most impressed with Adam Cohen of Pullman Associates. She approximates the fees to be \$2,500.00. They would get our current documents on line and work from there. The plan is to get documents done by October 2010 and plan to present them to all homeowners at the November Owner's Meeting. There was Board consensus and it was approved to hire a law firm, TBD, to assist us in getting this document rewritten.

**Social:** Units for sale 111 Murphys, Xiaohung Liu (Unit 10A) and 55 Murphys, KentCo (Unit 15B), and 1077 Pleasant Valley, John & Madelyn Brown (Unit 17A).

**Adjournment:** No further business was discussed and the meeting was adjourned at 8:12 p.m. Next regularly scheduled meeting is August 23, 2010.

Respectfully,

Dan Williams  
Secretary