

Woods Walk Condominium Association Executive Board Meeting  
Thursday, 12 March 2015  
Location: Velma Williams' condo

Meeting called to order at 7:05 PM by President Velma Williams

Attendees: President Velma Williams; Vice President Joe Whittemore; Treasurer Merrill Katz; Secretary Jody Katz;  
Members at Large Present: Grounds, Landscaping, and Building Maintenance Chairperson Phil Novak; Sandy Dyer;  
Members at Large Absent: Tom Dobruck

Purpose of this meeting: discuss snow plowing and landscaping contract for 2015-16, trash and recycling removal issues, ice dam damage of units; update on condo owner assessment payments, satellite dishes.

Velma points of discussion:

Attorney Patricia Ayars says if an owner is in arrears for greater than \$400.00, be it due to nonpayment of Assessment fees, H.O.A dues, or charges for late payment, the legislative law states that foreclosure proceeding shall be initiated.

According to Pat Ayars, our Association never registered with the State of CT for nonprofit status. Our previous executive board, while they did file for incorporation (INC), the yearly filing with the State of CT, a non-profit organization, never happened.

A charge of \$20.00 to be paid to the State of CT for change of attorney

A charge of \$50.00 registration for 2015. The State will let us know if we need to pay for past years back through 2011.

The Association should get back 87% of the taxes we paid to CWPM (trash removal company) and Remy (the roof and gutter service contractor). Only the rental units that are in the Association should get taxed.

Regarding the sewage grinder pump assessment by unit owners: Velma spoke with one condo owner. She gave him Attorney Ayars' phone number. He has until end of October 2015 to pay off the sewage grinder pump assessment. He will either speak with Attorney Ayars or will pay the assessment. He does not feel he should have to pay. He has been told that if he does not pay off the assessment by the end of October 2015, foreclosure procedures will be initiated.

Minutes of all Association meetings are uploaded onto our website.

**Phil Novak's Reports**

CWPM

CWPM trash removal company began its new Monday pick-up. Recycling will be picked up every other week. Phil has copies of the pick-up schedule provided by CWPM. Jody will deliver the schedules (either by e-mail or hard copy if requested).

CWPM skipped two units' recycling cans, but came back when notified by Phil.

Unit residents need to be reminded to keep their garbage out of blue recycling cans. The recycling collector WILL NOT empty the blue recycling cans if these cans contain garbage.

The recycling can at 119 Murphys Drive has a split in it and it will be replaced.

Satellite Dishes

One owner had been told by Rich Gold, former Association President, that a dish could be put on the roof as long as it was not visible. This owner has one on his roof which is not visible.

One unit owner made a request of the Board to install a dish for his Unit. He received more than one email response stating that as long as his dish wasn't attached to the building that it would be OK. He took that as an 'approval' to proceed. The dish was installed in his front yard and is visible now, however, he will do some landscaping to camouflage it from view when the weather warms up.

We were reminded that in 2010 the Condo Community voted that a satellite could be installed but must be approved by the Board.

There was discussion about the Federal Communications Commission's (FCC) Guidelines, the FCC Over-the-Air Reception Devices ("OTARD") rule, and our Association by-laws regarding dish satellites. Three points were brought up: 1) The OTARD law is clear that HOAs can't initiate restrictions that violate the law, including requiring prior approval; 2) our current bylaws state that dishes are ok as long as they aren't attached to a common element, and 3) The OTARD law protects renters as well.

There are presently 10 dishes that have been installed throughout the Association. Apparently DirecTV installers told a couple of people that the Board had approved some installations.

1077 Pleasant Valley Dr N is a rental unit. A new dish has been installed but the old dish that had previously been installed has not been removed. The owner of this Unit must have the old one removed.

Owners of Units that already have dishes installed are responsible to have them disconnected and removed prior to a Unit sale or change of dish provider.

The condo at 95 Murphys Drive (No. 18): Kelly from Ann McBride Realty did not give permission to the renters in this unit to install a dish. However, the old dish was disconnected and removed before a new dish was installed.

125 and 127 Murphys Drive each have a dish on top of the roof.

119 Murphys Drive has a dish which was installed on the eaves before the new owners moved in. They know it is there, and they are not using it. They are responsible for paying for its removal.

Discussion on 3.5: One owner wants to grandfather dishes presently on roofs. From now forward, an owner must remove a dish that was installed prior to sale of condo unless new owners want to retain it. More discussion is needed related to regulating where new dishes can be installed.

90 Murphys Dr. needs to have the dish repositioned.

Discussion on 3.6: Dishes for renters: What if renter puts up a dish without permission of owner

No resolutions were arrived at. More discussion to occur at another time.

### **Ice Dam Damage**

Velma to get list of condos having ice dam damage.

The condo at 18 Murphys Drive is badly damaged. They provided pictures.

The condo at 56 Murphys Drive: the owner will paint it.

Velma spoke with the owner of 32 Murphys Drive. The owner needs to take pictures.

Velma spoke with the residents 1079 Pleasant Valley Rd N. Condo needs pictures.

HOA insurance will work with the homeowner's insurance company.

Velma spoke with Carol Henk of Bouvier Insurance Agency, our condo insurance agent.

### Eagle Landscaping Company

Eagle's contract is finished end of March. New one begins beginning of April.

Last year fertilizer was not included in the contract. It is included in the 2015 contract. Steve will also be asked to add mulch earlier in 2015-16 than he did in 2014-15. There was no bush trim in 2014-15. There will be bush trim in July or August of 2015-16.

For snow removal in 2015-16, Steve will put stakes along driveways to mark their boundaries. Steve will also add a snow blower to his tractor

Be it noted that Steve responded to every problem reported, and there were numerous problems!

The cost of landscaping and snow removal for 2015-16 will be \$42,364.50, from April 1, 2015 through March 31, 2016. Monthly payments would be \$3,530.38, which is \$300.00 more per month than in 2014-15.

A motion was made to approve the amount, which will be dependent upon Velma's review of the contract.

### Other Topics

Reminder: No grilling to be done on Unit decks due to this being a fire hazard and causes problems with our home owners insurance. The insurance company DOES send agents unannounced to check on grill placement and use. No open flames are allowed on the decks.

The Association is still in need of having self-auditors or will have to hire an accountant at \$75.00 per hour.

### Adjournment

Meeting was adjourned at 9:05 PM.

Respectfully submitted,

Jody Katz

Woods Walk Commons Condo Association Secretary