

Woods Walk Condo Association
Board Meeting
Monday, March 8, 2010 – 7:00 P.M.

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

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

Treasurer Report: Nick presented the Treasurer's report. A settlement check of \$4,370.00 from KentCo was received and will be cashed immediately. In addition, we are to receive maintenance payments of \$115.00 each for the two remaining units owned by KentCo. Nick to begin billing for these. The Board decided to place the settlement check into the general fund. Legal bill is at \$955.00 – we will see if there are any remaining bills that haven't been received.

Long Term Capital Reserves – Rich and Mary are working on a document to be distributed to the community.

Electronic Payments – Some banks including Bank of America do not offer this service, but we'll try to get as many residents as possible to sign up for this.

Landscaping: Snow removal JS Landscaping & Snowplowing– will get a bills and quote for temporary and permanent mailbox repair. We will hold half of last payment as collateral for lawn / landscape repair, which is to be done in April – we need to get a firm date when this is to be done.

Brickman - has provided us a contract extension for the 2010 mowing season. It is an increase of 2.82% or \$431.00. The cost for the 2010 season is \$15,736. It was moved and seconded to accept this contract. Motion passed.

Maintenance: We have not received any candidates for the MC or Treasurer position to date. John will be taking over the Treasurer duties and will not be able to do the MC activities full time. We will need to approach the community again to see if there are any volunteers. Community maintenance items that will need to be done this year include porch rail painting. We will get estimates for the work from outside vendors and community members can either DIY or use the vendor to get the work done – specific details to be worked out.

Spring clean up – We will check with John on this. Items for our attention – fill in dirt by sidewalks, utility pads; reseed grass areas, and possibly work on the 'hill' by unit 17.

Legal: Since we finally reached a settlement with KentCo the Board will investigate getting a lawyer for ongoing needs. We will try to find one that specializes in condominiums.

Social: The restaurant reviews to be posted on the website will require we obtain additional software to have this work. It was ~~moved, seconded~~decided not to purchase this software, ~~cost \$40.00 at this time.~~

Miscellaneous: New neighbor in Unit 17B, 1077 Pleasant Valley, is Joe Leavitt. Unit sale pending – Unit 5A, 102 Murphys Dr. (Bern & Missy's) to Peter Schutheis.

Adjournment: No further business was discussed and the meeting was adjourned at 8:30 p.m. Next regularly scheduled meeting is April 12, 2010.

Respectfully,

Dan Williams
Secretary