

Woods Walk Condo Association
Board Meeting
Tuesday, October 20, 2009 – 7:00 P.M.

Present: Nick Darling, Rich Gold, Lisa Perrin, John McTamney, and Dan Williams

Treasurer Report: Nick presented the Treasurer's report. October dues are all paid. Payment records - As of October 20 we have 8,800 in checking and 1,100.19 in savings. We still owe for tree removal work \$4100.00 and final lawn maintenance bill.

Recap of meeting with Walt Williamson – applauded us for thinking long term with respect to future large maintenance / repair items. He described that he could do a 'reserve study' for us, but the cost would be \$2,000.00. We will use the reserve study created by Nick and try to validate the numbers to the best of our ability.

2010 budget is available on the file share on the website. Please review before next Board meeting.

Landscaping: Tree removal – has been completed.

Snow removal – Lisa presented her findings and recommendations to the Board. She recommended JS Lawn care. It was moved by Nick, seconded by Dan, to accept the quote by JS Lawncare & Snowplowing for this year's snow removal service. Motion passed.

Holes around removed trees – in particular unit 17. It will cost 500.00 – 600.00 to get it done. Pat will use money budgeted to Landscape committee and will be coordinating this work. She will be asking for able-bodied volunteers for help.

Maintenance: Gutter Cleaning – late November – early December. John will get date firmed up.

Power Washer Purchase – with fall here it was decided to hold off on this purchase until next year.

Porch Rail Painting – again this will be tabled until next year.

Legal: Status of complaint against Kentco - Rich reported that our lawyer has composed an affidavit signed by Rich. It is an amended complaint asking for a pre-trial judgment as follows: \$9,600.00 for unpaid monies collected at each unit's closing and maintenance fees on the two unsold units, and attaching a lien of \$25,000.00 on those two units.

Payment Records – Nick has narrowed this down to a few units and is hoping to get all units up to date in the near future.

VA and HUD approvals – We have both of these approvals on record. Thanks to Rich, Nick, John, and Bern for reaching these milestones.

Rentals – Board discussed the need for an association rental policy. Currently rules only state that rentals must be one-year leases. We need to augment this rule or add additions to it to address items such as limiting the maximum number of units that can be rented at one time and getting Board approval before entering into a rental agreement. More discussion to follow.

Social Homeowners meeting planned for November 12, 2009 location TBD. Currently we have reserved a room at 7 Seas Pizza and Groton Townhouse restaurant. Agenda to include: 1.) Elections, 2.) Capital Reserves / Dues / 2010 Budget, 3.) Insurance presentation by David Kelly, 4.) Snow Removal, and 5.) Unit rental policy.

Adjournment: No further business was discussed and the meeting was adjourned at 9:30 p.m. Next regularly scheduled meeting is November 10, 2009.

Respectfully,

Dan Williams
Secretary