

Woods Walk Condo Association
Board Meeting
Tuesday, September 15, 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. September dues are all paid. Payment records - we're down to 5 units that are still working to provide dues payment records. As of August 31 we have 3,381.75 in checking and 1,100.19 in savings. The umbrella insurance policy is due at 1,112.00. Budget / savings – discussed line items in budget, still working on budget. Nick presented assumptions in regards to dues / long term maintenance funding; original scenario would have us 100% funded by next year.

Landscaping: Tree removal – we have a half dozen or so trees that will need to be removed. We'll plan to get the same person that we had the previous year to come out and give an assessment and quote. Plan to have it done October – November time frame.

Snow removal – Lisa contacted 5 vendors and has narrowed it down to 3 to get final quotes. She asked the Board for specifics regarding items that vendors have inquired about, items like the number of times to clear during a storm, side drives, seasonal or pay per storm, and pre-treatment options. It was agreed to ask for a seasonal quote by an insured vendor and to find out if they would spread the payments over the term of the contract. Lisa will take this info and get quotes from the vendors and report back to the Board.

Maintenance: Bees – Jodi Katz has a large nest in the attic area. John did not feel like we should tackle a job like this and asked Jodi / Merrill to get a professional exterminator to remove this nest.

Gutter Cleaning – We'll plan on having this done once all the leaves are down. John will contact Gutter Pro at the appropriate time and set up a schedule.

Long Term Maintenance - We'll be meeting on Saturday, Sept. 26 with a Walt Williamson. David Kelly, our insurance person, recommended us talking with him – since we did not get a response from the Michael Turner Company. (Realistically, we are probably too small of a customer). We will see what this consultant recommends for saving rates for long-term maintenance items.

Heating Oil – Dan (Andersen Oil) has got all the cleanings scheduled.

Waste Water Systems – John sent e-mails to those owners with the waste water systems (pumps) regarding the owners' responsibility for maintenance and repair of these pumps (as spelled out in the By-laws of the Association).

Sign for complex – We should be thinking of a sign to be placed to the entrance of the complex. One suggestion was to use Signerama in New London

Legal: Kentco - Rich reported that our lawyer has not heard back from Kentco. Rich will check with lawyer again and report back to Board.

Resale Certificates – Nick says we're all set with these documents.

Adjournment: No further business was discussed and the meeting was adjourned at 8:25 p.m. Next regularly scheduled meeting is October 20, 2009.

Respectfully,

Dan Williams
Secretary