

## **Stratfield Falls Board Meeting July 24, 2012**

President Al Treidel called the meeting to order at 7:15pm in the Conference Room of Cambridge Manor. All Board members-Messrs. Merl, Wohl, Gibson and Mrs. Freeman were in attendance. In addition, six owners (attached list), and Frank Callahan were also in attendance

The minutes of the June 27<sup>th</sup> meeting were unanimously approved as written.

Al distributed a Stratfield Falls project Update dated July 24<sup>th</sup> – a copy of which is hereby attached to these minutes.

The Board led a series of discussions that included all present owners. Subjects discussed included:

Concrete repair work to be done on 3 or 4 sewers that were originally constructed with concrete block.

The need to pump out the sewers on both Hilary and Carrie

The need to clean out dryer vents in all units

Leaders on some gutters need to be reattached and improved

A need to cap Landscaping expenses at \$30,000-\$10,000 of which should come from October revenues due from some owners

The Board concluded these discussions by indicating the need for additional information and price quotes for future further discussion.

A discussion regarding a possible August or September "Block Party" of owners resulted in the need to study alternatives. The sentiment of the majority of Board members and other owners present- seemed to favor the possible use of a restaurant rather than a tent on our property. A choice of dates will be mailed to owners for the party and several members will search possible restaurants that can accommodate our group of homeowners.

Al announced that we will shortly be giving Hilary owners a week's advance notice as to the oiling of their roads. We will try to do the sealing on a Monday or Tuesday and Carrie owners are asked to create more parking space for Hilary owners by moving their cars into their respective driveways.

Under Old Business, the subject of our two new Red Bud trees on Carrie resulted in our need to follow the progress of these trees as they get settled in their new locations.

Also, the Board discussed the issue of possibly allowing three cars in some circumstances on our property. It was concluded that the ByLaws and documents of Stratfield Falls clearly limit us to only two cars per Unit Owner.

The Board meeting concluded with a motion by David Wohl, seconded by Gary Gibson- to move to Executive session with Frank Callahan being invited to attend with Board members. The motion passed unanimously.

The meeting was adjourned at 8:10pm

Respectfully submitted,

Barbara Freeman  
Secretary