

**Stratfield Falls Unit Owners Association
Board Meeting
September 13, 2012**

President Al Treidel called the meeting to order at 7:35pm in the conference room at Cambridge Manor.

A quorum was established with all five directors present. In addition, Frank Callahan, Property manager and Dick Freeman, owner, were also present.

The minutes of the August 28th meeting were unanimously approved as written.

A discussion regarding a Hilary owner's request to remedy a nuisance bird circumstance was reviewed with a number of alternative actions considered. The Board decided to defer to next spring any possible action.

A discussion of the Association documents was led by President Treidel and Dick Freeman. The Board considered a number of recommended changes submitted by Board members and the thoughts and ideas of both Dick and the written thoughts of Attorney Adam Cohen.

It was decided that the following changes be reported to Attorney Cohen for his review and insertion into the appropriate document:

Declaration

This document requires ultimate approval by at least 2/3rds of Stratfield Falls owners once it is approved by the Board of Directors. The document is submitted with blue type indicating the changes recommended by reviewing counsel. Most of these changes are to bring our documents into compliance with currently existing State statutes. The red type items are primarily removing the many references to now expired rights and obligations of the Declarant (Developer). After review, the Directors recommended no changes to the Declaration document as submitted by Attorney Cohen.

By Laws

This document requires the approval by 80% of the Board of Directors of Stratfield Falls. Again, blue type changes are those matters recommended by Dick and Attorney Cohen. Red type changes are removing dated language and provisions primarily pertaining to the expired relationship with the property Declarant.

The Board members suggested the incorporation of the following changes:

1. Article II sect (b) The board members requested a re-write of this provision to more clearly state the 2-2-1 expiration of board member terms.
2. Article V sect 5.3- the board requested that the late charge fee be changed from \$50 to \$100

Rules & Regulations

This document requires the approval by 80% of the Board of Directors of Stratfield Falls.. Again blue type represent changes recommended by outside counsel Atty. Cohen and red type represent provisions removed at the recommendation of Atty. Cohen.

After lengthy discussion, the Board offered the following suggestions/comments:

1. Article III Sect 3.3- Reduce the maximum dog size no. from 80# to 60#. Strike the sentence " no Dogs shall be curbed in any courtyard or close to any patio -----".
2. Article III Sect 3.4 - Strike entire sentence "All unit owners will make every effort to prevent pets -----"
3. Article III Sect 3.9 - Remove entire section dealing with generators (Query of counsel-Does this removal create problems for us with authorities, statutes, etc?)
4. Article V –Sect 5.3 – change "48 hours" to read "seven days"
5. Article V – Sect 5.7-The Board discussed the possible removal of "motorcycles" from the list of prohibited vehicles. Responding to President Treidel's request for a "show of hands vote", Board members voted 3-2 in favor of continuing the current language as written.
6. Article VI – Dick was requested to ask Atty Cohen to incorporate some language that would refer to "Maintenance Standards" as referring to a document so entitled that has been prepared by our surety. Board members did not want to incorporate the actual initial such document as the content of same will change and if incorporated-would continually require changes to our Rules and Regulations.
7. Article VII Sect 7.4 – remove " a \$20 fee" and substitute "the Returned item fee as charged by the bank".

Under Old Business, the Landscaping Committee, co chaired by Gary and Barbara, is continuing to work and improve areas that need additional landscaping-primarily foundation plantings. We will be working to keep the growth behind the stone walls. We have made arrangements to remove the 5 Cypress trees currently intermixed with our White Pine border along Easton Turnpike. They will be replaced with 5 White Pines that conform to existing

plantings. The Cypress trees will be replanted on our property at another location.

The meeting was adjourned by President Treidel at 9:30pm.

Respectfully Submitted

Barbara J. Freeman
Secretary