

Stratfield Falls Unit Owners Association
Board Meeting
October 11, 2012

President Al Treidel called the meeting to order at 7:30p.m. in the conference room at Cambridge Manor. A quorum was established with 4 directors present. Director Murray Merl was absent. Others in attendance were property manager Frank Callahan and owners Barbara Feeney and Dick Freeman.

Minutes of the September 13, 2012 meeting were approved as submitted. Mr Treidel reported that all planned project matters have been concluded with the exception of the dryer vent cleaning project that is currently underway. Future dryer vent cleanings will be the responsibility of individual condo owners. The balance of the meeting was spent with board members and those in attendance discussing the various recommendations of Attorney Adam Cohen with respect to our proposed document changes. This discussion was led by Mr Treidel and owner Dick Freeman who has been assisting in this project.

Mr Freeman reviewed the recommendations of attorney Cohen in his email of October 1, 2012. The following decisions were agreed upon and are to be submitted to counsel for further revisions of our documents:

1. By Law 2(b) is to be revised to indicate our intent to elect directors for three year terms as follows
David Wohl- term to expire 2015
Gary Gibson and Murray Merl-term to expire 2014
Al Treidel and Barbara Freeman- term to expire 2013

2. Board members decided to leave late fee at \$100
3. Board members decided to continue to omit generator regulation language at this time
4. Board members decided to change check writing authority to include a requirement of two signatures of board members on checks of \$500 or more.
5. Board members concurred with Atty. Cohen's recommendation that maintenance standards be incorporated in our documents. An item by item review of proposed additional maintenance standards resulted in the Board approving our attorney adding the standards described in the attached listing.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted

Barbara J. Freeman
Secretary