

Stratfield Falls Unit Owners Association

Board Meeting

July 10, 2013

Attending: Al Treidel, Gary Gibson, Barbara Freeman, Murray Merl, David Wohl

Owners attending: Vic Berecz, Edith Curran, Barbara Sheffer, Charlee Burns,
John Lotty, Susan Lotty, Dick Freeman

Others attending; Frank Callahan-Property Manager

The meeting was called to order at 7:21pm by President Treidel. This followed an informal introductory session in which new owners – the Lottys' and Barbara Sheffer were welcomed.

Minutes of the May 13, 2013 meeting were reviewed and approved unanimously.

A discussion of the installation of gas generators followed with a circulation of the Town approved map indicating the location of the planned generators. Seven owners have opted to install these generators and have agreed to be responsible for the authorized installation and any possible installation of additional landscaping that may be required by the Board. The seven installations are as follows:

Mr & Mrs Murray Merl	76 Hillary
Mr & Mrs Robert Rifkin	83 Hillary
Dr & Mrs David Wohl	115 Hillary
Mr & Mrs Vic Berecz	12 Carrie
Mr & Mrs Steve Stavrides	20 Carrie
Mr & Mrs Al Treidel	59 Carrie
Mrs Martha Vandermay	60 Carrie

The Board passed seven individual motions approving each of these installations. Board members Merl, Wohl and Treidel abstained from the voting in the case of their respective installations.

Landscaping Co –Chairs Gibson and Freeman presented a comprehensive report of their numerous inspections of the entire Stratfield Falls property. An extensive list of their recommendations for changes was circulated

among all of those present. Dr Gibson summarized by recommending only the more essential items that totaled a potential new expense of \$7136.

Board and member discussion followed and Dr Gibson recommended a minimum of \$1500 be expended for the timely removal of 4 trees and some trimming behind 64 Carrie.

The Board decided to await the discussion of the proposed budget before rendering a decision on these items.

A discussion of the proposed budget followed. It was decided to set this matter aside for further discussion at a meeting to be called during the following week.

A discussion of possible by law changes followed. President Treidel described a concept in which the documents would authorize the election or the appointment of an alternative Board member who would be available to fill in for absences of one of the other existing board members- many of whom are absent for long periods due to partial year residence outside of Connecticut. This matter was tabled for future discussion.

The meeting was adjourned at 9:21pm

Respectfully submitted

Barbara Freeman
Acting Secretary

Attachments to Minutes:

Agenda

Growing Designs Report dated June 19, 2013

Gibson report dated July 6, 2013

Stratfield Falls Budget 2013-14

Attendance list