

Stratfield Falls Unit Owners Association

Board Meeting September 19, 2013

Attending: Al Treidel, Gary Gibson, Murray Merl, John Lotty, Barbara Sheffer, property manager Frank Callahan, and unit owners Dick Freeman and Barbara Feeney

The meeting was called to order by Chairman Al Treidel at Cambridge Manor at 6:30 p.m.

Alternate Member Coverage:

The Chair noted that John Lotty, the alternate board member, will be substituting as a voting member at tonight's meeting for board member David Wohl, who is absent.

Approval of Minutes of Aug. 29 Meeting:

A motion was made by Gary Gibson to accept the 8/29 minutes as revised, Murray Merl seconded and the motion passed unanimously.

Communication with Unit Owners:

The chairman stated that some unit owners are having trouble getting information from the board via the internet. He suggested that board members be assigned to specific unit owners and ensure paper copies of condo information get to those requesting hard copies at their Stratfield Falls homes as opposed relying on email copies. The board agreed to this solution.

Sub-committee to Deal with 13 Year Financial Plan

A subcommittee was formed to explore options for gaining consensus among unit owners on how to time and fund roof replacement and driveway replacement projects that the condo association faces over the next 10-13 years.

The subcommittee members named were: Al Treidel, Gary Gibson, John Lotty and Frank Callahan. The chair pointed out the importance of communicating options with unit owners and gaining their input. As for roof replacement, it was noted that the roof work would be staggered over a number of years, with older units being attended to before newer units.

Rules and Regulations:

On page 3, item 3-3 regarding the allowed size of pets, Gary Gibson made a motion to allow pets up to 80 pounds instead of only 60 pounds, with the thinking being disposition of the animal is more important than size. The motion was seconded by Murray Merl and was carried unanimously.

On page 7, item 6-5 regarding hot water tank replacement and automatic shut offs in the event of a leak – and item 6-6 regarding thermostat temperature setting guidelines – it was decided that Al Treidel will consult with the condo insurance agency rep to get

written determination on those issues as it relates to unit owners doing what they can to safeguard against problems so that the units are insurable and are following insurance industry guidelines properly.

Old Business:

The Chair directed board secretary Barbara Sheffer to update unit owner contact information, including Florida contact information from unit owners who live there during part of the year.

New Business:

The chair appointed Treasurer Murray Merl to chair the board's Finance Committee. John Lotty volunteered to help and the Chair appointed him to that committee as well.

The Chair appointed Gary Gibson to chair the Buildings and Grounds Committee and the following individuals to serve on the committee: Barbara Freeman, John Lotty and Barbara Sheffer.

The board considered a request by unit owner Barbara Feeney regarding the planting of a pine tree and adding a gate to increase her privacy from her deck. Gary Gibson suggested that instead of a gate to fill the gap, that the fence be extended at Barbara Feeney's expense.

After some discussion, including the importance of having any affected neighbors being able to comment on the proposal, a motion was made by Gary Gibson and seconded by John Lotty authorizing the fence extension at unit owner's expense. The fence must also conform to the design and color of the rest of her deck. The motion carried. A motion to authorize the planting of one or two holly bushes at owner's expense was made by Murray Merl and seconded by Gary Gibson. Mrs. Feeney would be required to follow the Buildings and Grounds direction regarding the placement of the holly bush(es). The motion carried unanimously.

Frank Callahan distributed copies of the August financial report to the board.

Adjournment:

Gary Gibsom made a motion for adjournment, seconded by John Lotty. The motion carried unanimously and the meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Barbara Sheffer, Secretary