

**Stratfield Falls Unit Owners Association
Board Meeting
May 7, 2014**

Attending: Al Treidel, Gary Gibson, Murray Merl, Barbara Sheffer, John Lotty (attending for board member David Wohl who was absent), property manager Frank Callahan, and unit owner Edith Curran.

The meeting was called to order by Chairman Al Treidel at Cambridge Manor at 7:15 p.m.

Gary Gibson moved that the minutes from the Jan. 8 board meeting be approved, seconded by John Lotty. The motion was approved with Murray Merl abstaining because he was not at the Jan. 8 meeting.

Treasurer's Report: Murray Merl submitted a treasurer's report that showed accounts totaling \$146,409.70.

Property Manager Report: Frank Callahan submitted his report on expenditures made so far this fiscal year, which ends on June 30, and a break down of remaining funds, which was reported to be \$13,521. Al Treidel suggested using some of that money to attend to

deficiencies observed by the Building and Grounds Committee, most importantly wood rot.

Building and Grounds: Gary Gibson updated the board on the building and grounds committee's efforts to develop a list of things that need attention at Stratfield Falls and to prioritize the list. The committee will continue to study this and attend to the most pressing projects first.

Ice Damming: Al Treidel told the board he has asked David Wohl and John Lotty to investigate the logistics of using heating wires on roofs where necessary to prevent ice damming. David Wohl had a system installed a couple years ago as a pilot approved by the board and it worked well. Al Treidel pointed out the importance of aesthetics, especially if the wires would have to be installed in the front of the units.

Light Post Project: Al Treidel updated the board on efforts to replace and/or repair light posts and fixtures. Some poles are unstable. Frank Callahan told the board there are 40 to 45 light posts throughout Stratfield Falls and the cost to replace them would depend on what style fixtures the board wants and

whether they want wood or PVC posts. Al Treidel said the matter will be studied further and a decision will be made.

2014-2015 Fiscal Year: Al Treidel asked Frank Callahan if the budget numbers used this year worked well and he was told they were. Al Treidel said the board needs prepare next year's budget to present it to the unit owners and also discuss needs to be done about how to finance large-scale projects such as roof and road replacements.

Old Business: Al Treidel said the unit owners need to be made aware of maintenance standards for things such as grills, fire extinguishers and dryer vents that need cleaning. Also, Barbara Sheffer was directed to update the condo owners contact list for distribution.

New Business: None

Al Treidel asked for a motion to adjourn the meeting. Murray Merl made the motion and it was seconded by Gary Gibson and the motion passed unanimously at 8:39 p.m.

**Respectfully submitted,
Barbara Sheffer**

