

Stratfield Falls Unit Owners Association
Board Meeting
July 17, 2014

Attending: Al Treidel, Gary Gibson, David Wohl, Barbara Sheffer, John Lotty, property manager Frank Callahan, and unit owners Vic Berecz, Martha Vander May, Charlee Burns, Barbara Freeman and Dick Freeman.

The meeting was called to order at 7:14 p.m. at the Cambridge Manor by Chairman Al Treidel, who noted that Murray Merl was absent so alternate board member John Lotty will vote for Murray Merl.

Minutes: John Lotty made a motion to approve the minutes of the May 7th meeting, seconded by Gary Gibson and the motion was approved unanimously.

Treasurer's Report: Barbara Sheffer read Murray Merl's treasurer's report that showed as of June 30, the operating account, the reserve account and the capital improvement account totaled \$165,774.66. Al Treidel noted two suggestions for the board involving maximizing return on the money and avoiding bank fees.

Update on property work: Frank Callahan discussed spring property improvement projects that took place over a three-week period involving repairing areas of wood rot, reattaching two rear deck dividers, carpenter bee issues, reconnecting gutter sections.

2014-2015 Budget: David Wohl made a motion to approve the proposed 2014-2015, seconded by Gary Gibson. John Lotty asked what will happen to the \$3,600 left over from the prior budget. Al Treidel suggested that it be placed into the reserve account. It was the sense of the board to accept that suggestion. Following a brief discussion, the board voted unanimously to accept the budget.

Special Assessment: Al Treidel suggested there should be a couple informal get-togethers for unit owners to learn about options regarding the financing of long-term improvement projects such as replacing roofs and redoing roadways and driveways - whether to decrease, eliminate or increase the existing special assessment that began last year. The meetings would serve as a way for unit owners to learn more about the options and also to present their points of view regarding how to finance these projects.

Martha Vander May said she is ambivalent about the special assessment because she sees it as a reason prospective buyers of units for sale on Hilary Circle are reluctant to buy there. Al Treidel said it is a tough issue because people could also walk away from buying here if they knew a big assessment was coming such as the one from a few years ago.

Barbara Freeman pointed out that some condos do not take care of roof and driveway replacement but that Stratfield Falls does. She added that we should pay as we go.

Al Treidel said he would host a meeting at his home on Carrie Circle but he needs someone from Hilary Circle to volunteer to do likewise.

Elections of Board Members at the Annual Unit Owners Meeting: It was noted that Gary Gibson and Murray Merl are up for re-election.

Exterior Light Replacement: Frank Callahan reported on his research into exterior lighting posts and fixtures. He estimated each light would cost \$750 for material and labor. A subcommittee was created to investigate further and bring a recommendation back to the board. John Lotty was appointed sub-committee chair appointed members being Barbara Freeman, Charlee Burns, Gary Gibson and Barbara Sheffer. Vic Berecz suggested LED bulbs to save electricity.

Al Treidel instructed the subcommittee to report back to the board in 45 days with a budget not to exceed \$30,000.

Old Business: David Wohl reported on his research to solve ice damming issues that occur at some of the condo units during the winter. He said a plug-in heater cable strung along the gutter edge of his roof worked well. Another option available is radiant panels thermostatically controlled that are slipped under the shingles, but that option is more expensive.

Dick Freeman said he solved his ice damming problems by having “gutter helmets” installed. Charlee Burns said it is also important that the gutters work properly and the downspouts have plenty of area to drain. Martha Vander May expressed concern about possible law suits if people slip on the roof runoff that freezes in the winter at some condo entrances.

Al Treidel said ice damming was a very serious problem this past winter and asked that David Wohl continue to investigate what can be done to solve the problem where it exists, with some units having it worse than others depending on how the sun strikes the buildings.

Vic Berecz said a few of the original units on Carrie Circle have a 2 to 3 inch gap between the sidewalk and the front door. Gary Gibson asked him if it is an aesthetic problem or a safety problem. Vic Berecz said it was aesthetic. Gary Gibson said it is an engineering problem that has no solution and said he believes the shifting has stabilized. Al Treidel asked our property manager to look into the issue and to try to resolve the problem.

New Business: Gary Gibson said he is very pleased with our landscaping company but it appears that there are areas of the lawns where the grass is dying and he does not know why. He told the landscaping company about it and they will look into why the grass is dying.

Executive Session: John Lotty made a motion for the board to go into executive session, seconded by David Wohl. The motion passed at 8:21 p.m.

Adjournment: The board came out of executive session and a motion was made by David Wohl to adjourn the meeting, seconded by Gary Gibson and the meeting adjourned at 9:04 p.m.

Respectfully submitted,

Barbara Sheffer