

**Stratfield Falls Unit Owner Association  
Board Meeting  
August 19, 2014**

**Attending:** Al Treidel, Gary Gibson, David Wohl, Murray Merl, Barbara Sheffer, John Lotty (alternate) and property manager Frank Callahan.

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

A motion was made by Gary Gibson to approve the minutes of the July 17<sup>th</sup> meeting, seconded by David Wohl and the motion carried.

**Treasurer's Report:** Treasurer Murray Merl reported that as of July 31, the operating, reserve and capital improvement accounts totaled \$159,376.96. It was decided to shift \$35,000 from the reserve account to the capital improvement account to prevent bank fees. It would also segregate Capital Improvement monies from Reserve Account funds. John Lotty asked why we need three accounts instead of having one account for the common charges collected and another account for capital improvement projects. It was decided to keep all three accounts for ease of check writing.

**Lighting Subcommittee:** John Lotty, head of the lighting subcommittee, reported that work continues on investigating how best to replace the light fixtures (both post and exterior garage lights) at the condo complex. Al Treidel stressed that the labor and materials for the project has to come in under \$30,000. It was discussed whether it would be better to have it be a spring project

instead of a fall project to give the committee more time to choose the best replacement solution.

**Road and Driveway Sealing/Crack Filling:** Al Treidel said the roads and driveways were sealed two years ago and need attention again. John Lotty asked Frank Callahan whether you can seal over crack filler and was told that there are differing opinions about that, but added that he has heard that you should not seal over crack filler. It was decided that Gary Gibson will get a bid from sealer contractors to investigate how best to maintain longevity of the roads and driveways, along with making them look as nice as possible.

**Special Capital Projects Funding:** Al Treidel said two community get-togethers were held recently to gauge unit owner feelings about how best to fund various capital projects faced by Stratfield Falls, such as roof replacement. From those discussions, a motion was drafted to double the amount the board voted to have each unit owner pay so as to avoid having to borrow a large amount of money in the future. Gary Gibson moved to accept this motion, seconded by David Wohl and after some discussion (including changing a late-fee date from the 15<sup>th</sup> of the month to the 30<sup>th</sup> of the month) the motion passed unanimously by a show of hands.

**Old Business:** David Wohl said 13 unit owners responded to his email asking whether ice damming has been a problem at their condos. He also said after investigating ice damming solutions, he has learned that heating wires draped along the roof edge is preferable to heating plates. He said he will investigate

further about cost of using heating wires to prevent ice damming damage to the units.

Gary Gibson said he is investigating whether Azek's product line would be a good material to replace the existing pressure-treated lumber decks. He will analyze cost of that versus having to stain the existing wood decks to see what is the wisest course of action.

**Executive Session:** Gary Gibson made a motion to go into executive session to discuss board business, seconded by David Wohl, and the motion carried at 8:24 p.m. The board came out of executive session at 8:40 p.m.

**New Business:** The board discussed how best to place reserve account and capital account monies to grow them somewhat, ensure reasonable liquidity and keep them totally safe. Murray Merl agreed to investigate what area banks have to offer.

**Adjournment:** A motion was made by Murray Merl to adjourn the meeting, seconded by Gary Gibson and the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Barbara Sheffer, Secretary