

**Stratfield Falls Unit Owners Association  
Board Meeting  
November 6, 2014**

**Attending:** Al Treidel, Gary Gibson, David Wohl, John Lotty, Murray Merl, Barbara Sheffer, and Frank Callahan

Guests: Edith Curran

The meeting was called to order at 7:30 p.m. at the Cambridge Manor by Chairman Al Treidel.

A motion was made John Lotty to approve the minutes of the Oct. 9 meeting, seconded by Gary Gibson. The motion carried.

**Unit Owner Appeal:** A hearing was held to consider an appeal from a unit owner regarding rules violations and fines. The owners did not attend but submitted a letter asking the board to waive the fine. After some discussion, it was decided to impose the fine, mainly to protect the interests of the condo association when it comes to the importance of following the rules, which all condo owners receive during the purchase process. The motion to impose the fine was made by David Wohl, seconded by Gary Gibson and the motion passed with John Lotty abstaining from the vote. Frank Callahan, the property manager, was instructed to draft a letter to the unit owner advising him of the board's decision.

**Ice Damming:** David Wohl made a motion "that the Executive Board of Stratfield Falls accept the report of his committee and approve the project along with the requisite funding needed for its completion." The cost will

total \$17,000 to \$18,000 (coming from the reserve account) and involve the installation of heating wires along portions of certain condo roofs to prevent ice build up and potential interior leaks. Also, a trial installation is being done on two units (one on Carrie and one on Hilary Circle) in leaders and gutters etc to determine if the heating wires are helpful in reducing ice build up on walkways and driveways. If successful, the wires might be installed elsewhere in the condo complex as is deemed necessary. John Lotty seconded the motion and the motion passed unanimously.

**Lighting:** John Lotty presented a cost summary of about \$24,500 for labor and materials involved in replacing the exterior post and garage lighting. He made a motion for the board to accept the committee's report and approve the expenditure from the capital account for this project. Gary Gibson seconded the motion and it carried unanimously.

**Banking:** Al Treidel suggested that the board consider changing its reserve and capital accounts to another bank that would charge lower fees than the current bank does.

**Old Business:** Frank Callahan updated the board about how the unit owners have decided to pay for the special assessment - monthly, quarterly and annually. Al Treidel asked him which account fines go to and was told the operating account. It was determined that at the end of the fiscal year, any monies that were not spent from the budget would revert to the Reserve Account.

**New Business:** none

**Adjournment:** John Lotty made a motion for adjournment, seconded by Gary Gibson and the motion carried. The meeting adjourned at 8:26 p.m.

Respectfully submitted,

Barbara Sheffer  
Secretary