

Stratfield Falls Unit Owners Association
Board Meeting
March 12,2015

Attending: Al Treidel, Gary Gibson, David Wohl, John Lotty, Barbara Sheffer and property manager Frank Callahan

The meeting was called to order at 7:31 p.m. by Chairman Al Treidel at the home of John Lotty, 94 Hilary Circle.

A motion was made by David Wohl to accept the minutes of the Nov. 6 meeting, seconded by John Lotty and approved unanimously.

Estate Sale Request: A motion regarding the request of the Vander May family to conduct an estate sale at 60 Carrie Circle on April 17 and April 18 was made by Barbara Sheffer and seconded by David Wohl. Al Treidel read through each of the 10 stipulations outlined in the motion that were aimed at protecting the interests of the condo association, such as parking restrictions and demand for insurance. Discussion ensued, followed by a unanimous vote to approve the motion, allowing this sale to occur, contingent upon written acceptance of the stipulations by the Vandermay family and a representative of the estate sale company.

Deicing Cables: David Wohl reported on the results of last fall's installation of deicing cables on the eaves of some units as a way to prevent ice damming and ice build up on walkways. He said he checked on the units periodically over the winter and determined that the heating cables did indeed prevent ice build up along the roof edges where the cables were installed.

Despite taking this measure, a few units did sustain indoor water leaks from snow that accumulated on the roof during this severe winter. And there were reports of people slipping on ice. (One report involved a guest of the Marrocchino family at 16 Carrie Circle who got injured when leaving the unit. Lisa Marrocchino was invited to speak at this meeting regarding concerns she had emailed to the condo community, but she did not attend.)

As for the de-icing cables, however, Al Treidel suggested that the condo unit owners be polled about what their observations were regarding how the deicing cables performed and the possible need for some types of devices on other units . The board will study the comments and decide where cables should be added to take further steps as a way of helping to avoid future leaks and slips.

As for addressing the leaks, Frank Callahan said he will talk to the condo insurance agent to ask whether claims should be filed to help pay for installing water/ice shields on the roofs and addressing water damage, or whether the repairs should be paid for without going through insurance. The deductible is \$2,500 per unit for ice damming issues, he said.

Al Treidel addressed a gray area regarding maintaining walkways during the winter – unit owner responsibility vs. solely relying on the snow removing contractor. He said it would be prohibitively expensive to rely solely on the snow removing contractor as runoff melts and refreezes multiple times between snow storms when the snow is initially cleared and salt and sand are applied by the contractor. He said it would be reasonable to continue to expect unit owners to apply salt or sand to slippery surfaces on their walkways

between visits of the snow removal contractor (as has been a past practice since the founding of Stratfield Falls).

Al Treidel thanked David Wohl for his hard work in spearheading this deicing cable project.

Old Business: Al Treidel suggested that the board turn its attention to the rear decks of the condo complex because they are in need of being power washed, sanded and re-stained. Gary Gibson said that he received estimates that the cost of replacing the wood decks with non-wood decking products that don't require such upkeep. Each deck would cost about \$5,000 on Carrie and \$7,000 to \$8,000 on Hilary for railing and flooring replacement.

Al Treidel said that sounded like a lot of money and would prefer to merely attend to the existing wood decking to make it look better and remove problems such as splinters that might have developed over the years. The board will solicit bids to power wash, sand and re-stain the decks.

New Business: Frank Callahan noted that \$16,000 was budgeted for snow removal and as of the end of February, the cost is \$19,000. Mr. Callahan stated some landscaping projects can be postponed as a way of attending to this budget shortfall.

Adjournment: Gary Gibson made a motion for adjournment, seconded by David Wohl and the motion carried. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Barbara Sheffer
Secretary

