

**Stratfield Falls Unit Owners Association
Board Meeting
May 28, 2015**

Attending: Al and Ann Treidel, Gary Gibson, David Wohl, John Lotty, Murray Merl, Barbara Sheffer, Vincent Milone, Vic Berezcz, Dick and Barbara Freeman, Bob and Judi Rifkin, Jim Digney, Richard Kurman, and property manager Frank Callahan.

The meeting was called to order at 7:30 p.m. by Chairman Al Treidel at his home at 59 Carrie Circle.

Minutes: A motion was made by John Lotty to accept the minutes of the March 12 meeting, seconded by Gary Gibson, and approved unanimously.

Treasurer's Report: John Lotty reported that as of April 30, the reserve account balance was \$113,502 and the capital improvements account balance was \$53,458. Frank Callahan reported that the condo association's budget of \$142,000 will finish its fiscal year June 30 with all the money spent, most especially because the snow removal budget of \$16,000 turned out to cost almost \$26,000 due to the 70 inches of snow that fell this past winter.

Lighting Project: John Lotty reported that the lighting project cost \$29,700 for 48 posts and lanterns, 44 garage lights, 2 entry lights for Carrie Circle and Hilary Circle, and 142 high-efficiency bulbs, and labor for installation. Al Treidel congratulated John Lotty and Gary Gibson and the rest of the lighting committee for their time and effort.

Ice Damming: David Wohl recapped efforts made last fall regarding the installation of de-icing cables on various sections of roofs to prevent ice damming and to prevent ice build-up along drip edges. The project cost about \$17,000.

Despite these efforts, three units (David Wohl's, John Lotty's and Herman Kleine's) sustained interior leaks. All the condo owners are asked to let the board know if and where ice build up was noticed and the heating cables can be added to address those areas for this coming winter.

Bob Rifkin noted that his electrical bills usually run \$170 to \$180, but with the cables on his house, he got a bill for \$340 for a month that the heating wires were operating. Al Treidel said he experienced similar increases and called the power company, which came out to check his meter and told him his meter was fine, but immediately afterward, his bills were dramatically lower.

Vic Berez asked how the ice issue at #16 Carrie Circle was resolved, which involved a unit owner who said her friend slipped on her walkway ice. Al Treidel said that despite an invitation to address the board and to present bills to the property manager, the unit owner has not followed up with the condo association regarding the matter nor were bills submitted..

Al Treidel noted that the wires added to his unit definitely reduced the amount of ice build up on his entry way. Frank Callahan added that the system does have vulnerabilities because it relies on electricity and if something happens to the power system feeding the wires, the ice will build up.

Introductions: all present introduced themselves, including two new unit owners – Jim Digney and Richard Kurman.

Roof Repairs: Frank Callahan said a roofer investigated the roofs of the units that sustained leaks from the ice damming and found there to be ice and water barriers that met code but that the ice damming occurred above the barrier and resulted in the leaks. He will continue to get repair bids.

Deck Maintenance: Bob Rifkin said he would like to replace his decking with a non-wood material and be allowed to paint his ballisters and rails white instead of the stained color that is there now. He said the decking is in bad shape with splinters and nail pops. Al Treidel said the board will need to develop guidelines to consider this and future deck-related requests since it would involve a change to what is there now. Judi Rifkin asked if the deck could be enlarged, but Gary Gibson said it is too involved to get permits needed for such a change.

Landscaping: Gary Gibson reported that he and John Lotty and a rep from Growing Designs toured the grounds in April and developed a list of plants and trees that needed attention after the harsh winter we had. Gary Gibson suggested that whatever is dead be removed sooner rather than later.

Dryer Vent Clean-outs: Murray Merl made a motion that the association pay a company to clean out lint from all the dryer vents in the condo complex to reduce the risk of fires. John Lotty seconded the motion and it passed. It was noted that condo unit owners have to be home to let the worker in so the lint can be cleaned not just from where the dryer vent exits the units, but also where the dryer connects to the interior wall.

New Unit Owner Orientation Effort: Al Treidel suggested that the condo association do more to bring new owners up to speed about how the condo association works and to explain things such as the reasoning behind the special assessments. He said he will schedule a get-together at his home to help make this happen.

Old Business: none

New Business: none

Insurance Coverage: Frank Callahan said the ice damming damage sustained this past winter is not covered by insurance because the insurance company considers it to be due to construction defects. Gary Gibson said it was up to code and therefore should be covered by insurance. Frank Callahan said if the condo association files a claim its insurance premium would increase, therefore it would not be worth it and the damage should just be paid for outside of insurance. Al Treidel said the board should investigate the pros and cons of going through insurance and make a decision after further review. He asked new unit owner Richard Kurman, who works in the insurance industry, to investigate our policy and report back to the board.

Executive Session: Gary Gibson made a motion to go into executive session, David Wohl seconded. The board went into executive session with Frank Callahan present at 8:45 p.m. The session ended at 9:13 p.m.

A motion was made by Gary Gibson to refund a \$50 late fee to a relative of a unit owner, seconded by David Wohl. The motion failed with Gary Gibson and Barbara Sheffer voting yes and John Lotty, David Wohl and Al Treidel voting no.

Adjournment: David Wohl made a motion to adjourn, seconded by Barbara Sheffer and the motion passed at 9:16 p.m.

Respectfully submitted,

Barbara Sheffer, Secretary