

Stratfield Falls Unit Owners Association  
Board Meeting  
July 28, 2015

Attending: Al Treidel, David Wohl, John Lotty, Barbara Sheffer, Charlee and Ed Burns, Sheila and Joe Capute and property manager Frank Callahan.

The meeting was called to order at 7:16 p.m. by Chairman Al Treidel at the Burns' home, 44 Carrie Circle.

Minutes: A motion was made by David Wohl, seconded by John Lotty, to approve the minutes of the May 28 meeting and the motion passed unanimously.

Treasurer's Report: John Lotty reported that as of July 28, there is \$119,460.16 in the Reserve Account, \$61,122.68 in the Capital Improvement Account, and \$8,605.02 in the Operating Account. He reported that the condo association's monies have been transferred to Bankwell Bank and has been very pleased with the interest rate and customer service. Al Treidel thanked him for his efforts, saying, "We are delighted that you have been keeping a close eye on this."

New Owner Meeting: Al Treidel reported that the July 19 meeting of new unit owners held at his home was a success and allowed the new unit owners to meet other condo residents and learn how the condo association functions.

Ice Damming: Frank Callahan reviewed three estimates for work that needs to be done at 94, 100, 115 and 77 Hilary Circle due to ice damming leaks that occurred this past winter. The three companies were White Home Products, Sun Roofing Co. and DiGiorgi Roofing and Siding. Further study will be done about how to proceed, along with warranty questions. Repairs to the roofs of the affected units will be completed this fall before the next snow arrives.

Sprinkler System: Frank Callahan reported that the sprinkler company inspected and tested the entire sprinkler system at Stratfield Falls and the only problem was found at the entrance to Hilary where two watering heads were damaged from cars running over them. These were repaired.

Proposed Operating Budget for 2015-2016: A motion was made by Barbara Sheffer, and seconded by David Wohl, to accept the \$142,000 budget that runs from July 1 to June 30. After some discussion, the motion passed unanimously and now the budget will be put before all the unit owners at the August 11, 2015, annual meeting for approval. This is the same amount as last year.

Motion Relating to Funding for Capital Improvement Account: David Wohl made a motion that the condo association levy an assessment of \$70,000 to fund the Capital Improvement Account to pay for future projects, such as painting, deck and patio maintenance, landscape enhancements, roof replacement and road and driveway repairs. This is the same amount as last year and residents will have the option of paying lump-sum, quarterly or monthly, as was the case last year. The motion was seconded

by Barbara Sheffer. After some discussion, the motion passed unanimously and the matter will be put before the entire condo community at the annual meeting to be held August 11. Before the vote was taken, the board noted that "exterior light replacement" was removed from the motion because that project has been completed, and "deck and patio maintenance" was added.

Limited Common Elements: Al Treidel reported that he spoke with the condo's lawyer to clarify what the association's responsibilities are regarding limited common elements of Stratfield Falls, such as decks and patios. The lawyer said that the association is responsible for upkeep of limited common elements. In light of this, Al Treidel suggested that the status quo continue, in that if the decks ever need to be replaced, that they be replaced with the same material that they are currently made of - pressure-treated lumber as opposed to man-made material such as Azek.

Old Business: None

New Business: David Wohl made a motion to change the declarations language regarding owner/association responsibility for clearing snow and ice from their walkways from the front doors to the driveways. The walkways will still be cleared when snow storms happen. The new language would clarify that owners now will have to help keep re-icing from occurring between storms as a way the association can spend less money on snow clearing. The snow clearing company will be asked to keep a bucket of ice melt on the front steps of each unit to facilitate the owners in keeping the walkways safe from slip and fall dangers. The motion was seconded by John Lotty and the motion passed unanimously. This change of language will be presented to unit owners at the August 11 annual meeting for their consideration. Al Treidel said the association needs 19 unit owners to vote yes for the change to take place.

Also under new business, the board was presented with a \$24,848.28 bill from Growing Designs for landscaping work done some of which was outside of the usual contract. David Wohl made a motion that \$23,000 be used from the Reserve Account toward this bill, transferred into the operating account, and that \$17,000 will be repaid to the Reserve Account over the course of the coming fiscal year. The motion was seconded by Barbara Sheffer and was passed unanimously.

Adjournment: John Lotty made a motion to adjourn the meeting, seconded by David Wohl, and the meeting adjourned at 8:38 p.m.

Respectfully submitted,

Barbara Sheffer, Secretary