

Stratfield Falls Unit Owners Association
Board Meeting
September 17, 2015

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

The meeting was called to order at 7:31 p.m. by Al Treidel at his home at 59 Carrie Circle.

Meeting minutes: A motion was made by Gary Gibson to approve the minutes of the August 11 board meeting, which immediately followed the annual condo owner meeting that evening. The motion was seconded by John Lotty. Barbara Sheffer abstained because she was absent but all the other votes were to approve the minutes and the motion passed.

Treasurer's Report: John Lotty reported that as of Sept. 16, there was \$90,625 in the Reserve Account, \$72,811 in the Capital Improvement Account, and \$21,241 in the Operating Account. John Lotty noted that since the condo association changed banks on June 6, we have earned \$200 in interest in the reserve and capital accounts compared to zero with the previous bank, and we are avoiding \$35 to \$45 per month in fees for the operating account compared to no fees being charged by the new bank (Bankwell). Frank Callahan reported a budget overspending for landscape of about \$10,000.

Dryer Vent Cleaning: Frank Callahan reported that all the dryer vents have been cleaned except for a few units but efforts will be made to reschedule cleaning for the two or three unit owners.

Roof Repairs: Frank Callahan reported that four units on Hilary Circle sustained water leaks from last winter, two with substantial damage and two with more minor damage. He has been working with three contractors to get repair estimates. After some discussion about scope of work and figuring out the best way to proceed, it was decided that Frank Callahan should contact either DiGiorgi or White Home Products and have whichever company can start the soonest get the work done because of the urgency to get the repairs completed before the snow flies. Top priority will be for the unit at 115 Hilary Circle because it has sustained the most serious damage and it was

the second time leaking has occurred, despite the installation of the heating wires to prevent ice damming.

Ice Damming: Al Treidel suggested that a survey go out to all the unit owners asking who wants heating wires to be installed over the front door walkways to prevent ice build-up and thus making walkways safer at the unit entries. His unit and Edith Curran's unit at 105 Hilary Circle had these wires installed last winter as a test and they were found to be effective in reducing the amount of ice build-up on the walkways.

Decks: Al Treidel said a unit owner approached the board asking that the condo association pay for labor and he would pay for materials to replace his deck. After some discussion it was decided to draft a statement that would decide such matters, but the board indicated it would not go along with this idea of paying for labor and the unit owner paying for materials. Rather, the consensus was that the association would only replace boards that were deemed to be so damaged as to warrant replacement. And that if the unit owner wanted additional boards replaced, it would fully be at their own expense. Frank Callahan was tasked with assessing each deck to determine which if any boards were in need of replacement. Al Treidel noted that the spring of 2016, the board will make it a top priority to hire someone to power wash and stain each deck as part of the association's efforts to improve the looks and longevity of the decks. He noted that the decks on Hilary are in much worse condition than the decks on Carrie.

Old Business: none

New Business: none

Discussion/Comments: It was noted that Al Treidel will send out reminders to unit owners to determine how each person wants to pay the upcoming assessment that is due by Oct. 31 – either monthly, quarterly or annually. Dick Freeman said that Stratfield Falls should investigate strengthening its by-law/declaration language regarding questions of renting and buying of units to avoid the possibility of any unit being used by local college students. Gary Gibson noted that the current language says that the units are for single-families only but it was agreed that the language should be tightened to preclude college students from being able to move into Stratfield Falls. Barbara Freeman said the landscaping looks good, particularly the edging that was done by the workers. She said that she appreciates the efforts of the

board and their hard work. Al Treidel said he appreciated her comments. He also noted that eventually the pine trees that line the road will need to be trimmed before the utility company does it because the trees have grown up into the electrical lines.

Adjournment: David Wohl moved to adjourn the meeting, the motion was seconded by Gary Gibson and the meeting adjourned at 8:43 p.m.

Respectfully submitted,

Barbara Sheffer