

**Stratfield Falls Unit Owners Association
Board Meeting
October 15, 2015**

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

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

Meeting minutes: A motion was made by John Lotty to accept the minutes of the September 17 board meeting, second by David Wohl, and the motion was approved unanimously.

Front De-icing Cables: David Wohl made a motion to spend up to \$11,500 toward hiring Partyka Electric to install de-icer cables on the front of various units on Carrie and Hilary Circles to help prevent ice build up at front walkways. The motion was seconded by Barbara Sheffer and after a brief discussion, the motion passed unanimously.

Ceiling leak repair at 115 Hilary Circle: Frank Callahan reported that a contract has been signed with DiGiorgi Roofing to re-roof part of the rear of this unit, which experienced ice-damming leaks last winter. Shingles have been matched as close as possible, he said. The work will take two or three days.

Foundation failure at 76 Hilary Circle: Frank Callahan reported that a 8-foot long vertical crack occurred to the foundation at 76 Hilary on the meadow side of the unit recently following a rain storm and water leaked into the basement. Workers will be hired at a cost of about \$5,000 to \$6,000 to dig down to expose the crack and then patch it.

Decks: Frank Callahan reported that only a few deck boards were determined to be in such bad shape that they would need to be replaced before all the decks have to be power washed and stained in the spring of 2016 as part of Stratfield Falls' maintenance efforts.

Rental rules: Al Treidel reported that the association's attorney was asked for advice on how the association can have more control over who is allowed to rent out their condo units to avoid renters who might change the character of the community. The attorney reported back three possible options: limiting the number of units that can be rented, requiring that no more than two unrelated people could rent a unit, and banning subletting. Al Treidel suggested the board consider its options further and postpone action until late spring when unit owners return from their winter homes so that the Board can solicit their opinions prior to deciding which if any of these options has community support before moving ahead..

Old Business: Gary Gibson asked when the last few dryer vent cleanings will be rescheduled and Frank Callahan said he will see to it soon.

New Business: none

Adjournment: John Lotty made a motion to adjourn, seconded by Gary Gibson and the meeting adjourned at 8:04 p.m.

Respectfully submitted,
Barbara Sheffer