

**Stratfield Falls Unit Owners Association  
Board Meeting  
May 5, 2016**

**Attending:** Al Treidel, Gary Gibson, David Wohl, John Lotty, Jim Digney, Barb Sheffer, Murray Merl, Mike Ian, along with Gary Knauf, Ed Knauf and Kyle Ostberg from County Management Services

The meeting was called to order by Al Treidel at 7:15 p.m. at Cambridge Manor.

**Meeting Minutes:** A motion was made by John Lotty, seconded by David Wohl, to approve the minutes of the January 24 board meeting and the motion passed unanimously.

**Treasurer's Report:** Ed Knauf presented the board with a balance sheet as of April 30, something he had to create from scratch because the former condo manager did not keep a balance sheet for condo association finances, did not keep track of pre-payments, and did not have good record-keeping, causing the transition to be challenging.

The balance sheet shows total assets of \$210,571.92 and total liabilities and equity of \$210,571.92 - with \$79,348.76 in the Bankwell capital account, \$3,602.85 in the Bankwell operating account, and \$121,929.65 in the Bankwell reserve account.

Ed Knauf also presented the board with a Budget vs Actual report from July 2015 through April 2016.

**Irrigation System:** Kyle Ostberg reported that three broken pipes were found in the irrigation system and that these were fixed and the system was pressure tested by Ideal Plumbing.

He added that Aquarion Water Company tested their water supply lines and determined that they were not leaking. He said he is still wary about the irrigation system and that maybe a branch of the system might need to be replaced. Kyle Ostberg presented two bids

for irrigation maintenance (Shannon Landscaping for \$2,000 and Growing Designs for \$1,440).

Barbara Sheffer made a motion to accept Growing Design's bid, seconded by David Wohl, and the motion passed unanimously.

**Building and Grounds Walk-Around:** The board directed the building and grounds committee to meet Thursday, May 19, at 10 a.m. at 84 Hilary Circle to perform its annual walk around of Stratfield Falls to determine what maintenance needs to be done in the coming year. Al Treidel said there is not much money for discretionary spending aside from the decks, so budgetary concerns should be kept in mind when the committee develops its list of proposed projects. Any proposed landscaping work beyond our contract with Growing Designs must be first brought to the board for approval.

**Decks:** Kyle Ostberg reported that some major repairs were needed to the decks. Structural problems were discovered and remedied, such as bolts being used instead of nails to secure boards, making them stronger, and some boards and posts were replaced and now most every deck is ready to be stained once the pressure-treated lumber has adequate time to dry out.

Al Treidel noted that the previous condo manager had told the board that only minor repairs were needed, but that turned out not to be the case.

Gary Gibson asked whether four units on Carrie Circle that had screened porches were included in the deck repair project and Kyle Ostberg said he will check those areas too to make sure they are in good shape. He noted that the decks should be treated every three or four years. Al Treidel said the decks were long overdue to be attended to and that it is good that the board is taking care of this project.

A motion was made by John Lotty to appropriate up to \$20,000 out of the capital account to pay for the carpentry and materials needed to repair the decks. The motion was seconded by David Wohl and unanimously approved.

As a separate issue, the board received two bids for the staining of the decks -- \$30,000 from Sabino and \$21,000 from County Management Services. A third bid is expected soon. The board will award that contract at a later time once it receives that third bid. The work will include power washing and applying one or two coats of stain as is deemed necessary (two for the new wood and one or two to the old boards).

**Old Business:** Al Treidel asked for and received permission from the board to work with the board attorney to draft wording for the condo declaration that would limit or reduce the risk of unit owners being able to rent out their units. The declaration changes would be presented to the unit owners at the annual meeting and may need 80 percent of the unit owners agreeing before any changes can be made. Community coffees to discuss the issue and obtain unit owner input will be planned prior to any action taken at a Unit Owners meeting.

**New Business:** none

**Adjournment:** David Wohl made the motion to adjourn, seconded by John Lotty. The motion passed and the meeting adjourned at 8:47 p.m.

Respectfully submitted,

Barbara Sheffer