

**Stratfield Falls Unit Owners Association
Board Meeting
June 16, 2016**

Attending: Al Treidel, Gary Gibson, John Lotty, James Digney, Murray Merl, Dick Freeman, Barbara Freeman, Charlee Burns, Ellen Maxwell and Gary Knauf from CMS

The meeting commenced at 7:19pm at Cambridge Manor

Meeting Minutes: Minutes from the previous meeting on Thursday, May 5, 2016 were approved.

2016/2017 Budget: John Lotty presented the proposed budget to the board. A 10% reserve line item was added. It was decided that the budget will be voted on by unit owners at the next Unit Owners Meeting in August 2016. The budget was further discussed by the board members.

Building/Grounds: Gary Gibson gave an update on the status of the grounds, and discussed the Growing Designs price quote. Gary made a motion to accept the proposal, which was seconded by John Lotty, and the vote was approved unanimously.

Deck Staining: Three quotes were received for the deck staining project. Zinsky was \$18,625, CMS was \$20,775, and Sabino was \$31,000. A discussion followed and it was determined that the Zinsky quote should be confirmed to see how many coats of stain it included. A vote was postponed until further information is obtained.

Report from Gary Knauf: Gary updated the Board about the Growing Designs work, the irrigation situation, and the water leaks which were fixed. Gary Gibson asked about getting better access to outstanding work orders. He also wanted an itemization of the results of the building/grounds walk around.

Attorney Discussion: Al Treidel gave an update on the Sacred Heart University student concern. There are several options available to change the Declaration, but our attorney noted that the idea should really come from the unit owners in terms of the direction. It was determined that the community should hold coffee meetings to discuss options.

Board Communication with owners on repair issues: There was a discussion about how board members should continue to reinforce the fact that CMS has a website and phone # for residents to report repair issues.

Old Business: None

New Business: None

Adjournment: Meeting adjourned at 8:49pm

Respectfully Submitted,

Jim Digney
Acting Secretary