

**STRATFIELD FALLS BOARD MEETING - JULY 28, 2016
MINUTES**

Present at the meeting were Board Members: Al Treidel, John Lotty, Gary Gibson, David Wohl and property manager Gary Knauf

Guests Included: I. Vincent Milone, Vic Berecz, Barbara Freeman, Ellen Maxwell, and Lois Lyons-Gibson

The meeting was called to order by President Al Treidel at 7:16 p.m. A time for public discussion was added to the agenda.

Approval of the Minutes:

Moved by John Lotty, and seconded by Gary Gibson, to approve the Minutes of the previous meeting as presented.

Vote: Passed unanimously

Public Comments: Several unit owners expressed their opinions on the proposed amendment to the Declaration. Discussion centered around items c and d of the proposed amendment to Section 11.3 – Leasing Restrictions to the Stratfield Falls Declaration. There were mixed opinions regarding these two sections only.

Bids on Staining Decks:

The three bids for staining of the decks on all 28 units for Stratfield Falls were reviewed and discussed by the Board.

Moved by John Lotty, and seconded by Gary Gibson, to accept bid from Zinsky Painting (the low bidder) for a total of \$18,625 plus sales tax, if applicable.

It was confirmed that all work will be supervised by County Management.

Vote: Passed unanimously

Proposed Amendments to Section 11.3 - Leasing Restrictions to the Stratfield Falls Declaration:

President Al Treidel submitted the proposed amendments based upon input from unit owners at two community coffees and developed by the association attorney.

Moved by David Wohl, and seconded by Gary Gibson, to approve the proposed amendments to the Declaration and to submit them to the unit owners at the August 18 Unit Owners meeting for ratification.

Vote: Passed unanimously

Old Business:

Monthly statements on work requests, submitted to County Management by unit owners will be

sent to the Board. Although Stratfield Falls is not listed, as a “serviced” community on the County Management website (because we have our own website), all work requests MUST still be submitted through the County Management website, or by calling the County Management office.

New Business:

One unit owner has copies of association minutes dating back to at least 2006. These will be converted to electronic form and forwarded for inclusion on the Stratfield Falls website.

Questions have been posed about a prior board vote, approximately ten years ago, to invest \$50,000 of association funds as an investment for the association. Investigation is underway to follow-up on the current status of those funds.

Executive Session:

Moved by Gary Gibson, and seconded by David Wohl, to move in to Executive Session.

Vote: Passed unanimously

The meeting moved in to Executive Session at 8:22 p.m.

The meeting returned from Executive Session at 9:16 p.m.

Adjournment:

Moved by John Lotty, and seconded by David Wohl, to adjourn the meeting.

Vote: Passed unanimously

The meeting was adjourned at 9:16 p.m.

Respectfully submitted,

Lois M. Lyons-Gibson

Acting Secretary