

## **Stratfield Falls Board Meeting – Thursday May 18, 2017 – Cambridge Manor**

Called to order at 7:16pm

Attendance: Al Treidel, David Wohl, John Lotty, Gary Gibson, James Digney (phone), Gary Knauf, Property Manager. Absent: Richard Kurman

Also present were unit owners: Vic Berecz, Charlee Burns, Vincent Milone, Judi and Bob Rifkin

### **Agenda Item #1**

Approval of the minutes from the previous meeting. No comments or changes were discussed. Moved by Gary Gibson, seconded by John Lotty to approve the minutes as presented. Approved unanimously.

### **Agenda Item #2**

Treasurer's Report - John Lotty

John briefly summarized the current account balances. No further discussion ensued.

### **Public Comment**

### **Agenda Item #3**

Presentation and vote on proposed budget for 2017/2018 - John Lotty. No comments or changes were discussed. The proposed budget is the same as 2016/2017. Moved by John Lotty, seconded by David Wohl to approve the budget as proposed. Approved unanimously.

### **Agenda Item #4**

Vote on approval of the \$70,000 Special Assessment for Capital Improvements 2017/2018. The date was changed to October of 2017, but otherwise there were no notable changes. There will again be options to pay monthly, quarterly, or all at once. (See addended sheet with the full motion on it). Moved by David Wohl, seconded by Gary Gibson to approve the special assessment as outlined in the motion. Approved unanimously.

### **Agenda Item #5**

Presentation and vote on Road and Driveway Repaving Project for summer, 2017- Gary Knauf. Gary discussed details of the bid from Burns Construction, including timing of the project for potentially early fall. One new detail is that the catch basins will be replaced at no extra charge, and Gary was able to get the bid down an extra \$10,000. The timing looks to be about 4-5 days for each project (Hilary and Carrie). Gary also discussed parking options for residents during the project. The bid is roughly \$194,000 but also requires some additional money for contingencies. Moved by Jim Digney, seconded by David Wohl to approve the project and to accept the bid by Burns Construction as presented. Approved unanimously.

### **Agenda Item #6**

Presentation, discussion and vote on application for a \$350,000 bank line of credit for a 7 year term from Fairfield County Bank - Gary Knauf Moved by Gary Gibson, seconded by Jim Digney to authorize Gary Knauf to act on behalf of the association to secure a \$ 350,000 line of credit, with the terms voted on at the next unit owners meeting.  
Approved unanimously.

**Agenda Item #7**

Report from Buildings and Grounds Committee - Gary Gibson  
Grounds look very good. No big issues to address. We're waiting until September to see how the trees along Stratfield Road rebound from the aggressive pruning. Al suggested not taking on any new major landscaping projects until we see how the summer goes and what may need to be done with the trees along Stratfield Road.

**Agenda Item #8**

Public Comment

**Agenda Item #9**

Old Business  
None was discussed.

**Agenda Item #10**

New Business  
Insurance company did a walk around the property. Slight issue with the concrete walkway between Carrie and Hilary as well as serious cracking in the asphalt. Both issues will be addressed.

**Executive Session :** Moved by John Lotty and seconded by Gary Gibson that the board move to executive session and invite Gary Knauf to join in the session. Passed unanimously. The board went out of executive at 9:02pm.

**Agenda Item #11**

Adjournment: Moved by David Wohl, seconded by John Lotty to adjourn the meeting. Approved unanimously.

Meeting adjourned at 9:03pm

Respectfully submitted,

Jim Digney  
Secretary