

Minutes of the Board Meeting of Stratfield Falls

August 24, 2017

Present at the meeting were: Gary Gibson, John Lotty, Al Treidel, and Property Manager Gary Knauf

Also present were: Steve Kidney (Growing Designs Landscaping) and Vincent Milone (unit owner.)

The meeting was called to order by President Al Treidel at 7 p.m.

Al indicated that item number 7 should be removed from the agenda to be taken up at a future meeting.

Approval of the minutes of the June 12, 2017 Board Meeting: Moved by John Lotty and seconded by Gary Gibson to approve the minutes as presented. The minutes were approved unanimously.

Treasurer's Report – Property Manager Gary Knauf reported the following account balances:

Operating account – \$ 7890.76

Reserve account – \$79,684.03

Capital account – \$150,584.52

The total of all accounts is healthy, and the community is financially stable.

Problems Related to Irrigation System: Steve Kidney of Growing Designs was present to discuss the issues – Steve Kidney discussed the irrigation system and the problems that have been experienced this spring and summer season of 2017. At this time Steve feels that Carrie Circle is under control and that progress is being made on Hilary. Two new control boxes have been replaced and we need to connect them to a WIFI system within the community. Steve feels that the irrigation company being utilized has failed to meet their obligation and he assumes full responsibility for their actions. Steve will monitor the grounds closely, and do whatever is necessary to correct the problems. Steve will talk to his landscaping staff to keep him up to date on the progress, and he personally will be checking the progress. Carrie is now on a once per day irrigation, and Hilary is on a twice a day irrigation schedule. Steve takes full responsibility for all turf damage, and will correct the issue. Gary Knauf supports Steve and suggests that we move forward to correct the problem. Steve feels that the underground system is still good and that the residential heads are functioning. Stratfield Falls will seek out another irrigation company for the coming year of 2018.

Update of Work Completed and Other Work to take place : Steve Kidney has submitted a proposal for landscaping on units 12, 16, 20 Carrie Circle and 90, 94 Hilary Circle. All items in the proposal (except for stairs between unit 16 and 20 Carrie Circle) were discussed. It was noted that multiple trees in the field of Carrie Circle need shaping, and that this should be included in the proposal fee of \$4300.00. A motion was made to accept the proposal (including the Carrie field) by Gary Gibson and seconded by John Lotty. The motion passed unanimously. The work

will start next week. In addition, we discussed the pine trees along Stratfield Road and the pear trees and white birch trees at the entrance of Carrie Circle. Vince Milone requested that the pine tree alongside 51 Hilary Circle be evaluated for overgrowth. Steve will evaluate these areas and submit a proposal. It was suggested by Al Treidel that this work should be completed (if approved) before the road paving. Steve Kidney agreed to inspect trees on both Carrie and Hilary and submit a prioritized list of trees needing pruning and/or topping to protect their integrity and will provide a full price list to the Board during the week of August 28.

The dryer vent proposal was discussed and Gary Knauf noted that a letter will be going out to unit owners. The work will be scheduled for the month of September 2017.

Update on Equity Line of Credit: Gary Knauf reported that we are ready to go forward with processing the line of credit. The forms need to be submitted to our attorney, and we can close on the loan after the review. It was suggested that we close on the loan one week before the start of the road paving by Burns Construction.

Report on Projected Paving Project : Gary Knauf reviewed all elements of the road paving with a start date of October 16, 2017. Carrie Circle will be done first with an estimated time of three to four days to complete. Hilary will be done second with an estimated time of four to five days to complete. Details will follow on the dynamics of the project.

Old Business – none

New Business – none

Executive Session: Moved by Gary Gibson and seconded by John Lotty that the board move into executive session and to invite Property Manager Gary Knauf to join us. Passed unanimously

The board moved out of executive session at 8:45 p.m.

Adjournment: Moved by John Lotty and seconded by Gary Gibson to adjourn the meeting. Passed unanimously.

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Gary Gibson