

## **Minutes of the Board Meeting of Stratfield Falls**

**September 12, 2018**

Present at the meeting were: James Digney, Gary Gibson, Al Treidel, Ricky Reiner, Martha Ian, John Lotty and Property Manager Gary Knauf

The meeting was called to order by President Al Treidel at 7:36 p.m.

**Approval of the minutes of the August 23, 2018 Board Meeting:** Moved by Ricki Reiner and seconded by Gary Gibson to approve the minutes as presented. The minutes were approved unanimously. No additions or corrections were made.

**Garage Door Seal Update:**

Gary Knauf presented an estimate for replacing the seals on the bottoms of the garage doors and the seals around the front entry doors. Total cost for replacement of 25 garage seals would be \$4,257 and front door seals would be \$3,780. Decision was made to replace the garage door gaskets, but the Association is not responsible for the garage door repairs or replacements. Next year we'll discuss the front entry door seals. Moved by Gary Gibson and seconded by John Lotty that the Association replace all garage door gaskets. Approved unanimously.

**Repaving Update:** Gary Knauf gave an update on the repaving project which is slated for early October 2018. If weather becomes an issue, we'll push it to Spring 2019. Core sample results have shown that the asphalt that was put down at Stratfield Falls was from a bad batch. Burns Construction has already agreed to repave the entire Stratfield Falls complex at no cost to the Association. On Hilary Circle, wiring for several of the external lights will need to be replaced prior to the repaving because it involves digging a small conduit trench across the road.

**Executive Session:** Moved by Jim Digney and seconded by John Lotty that the Board move to executive session and invite Property Manager Gary Knauf to join us there. Passed unanimously. The Board went out from executive session at 9:32 pm.

**Old Business** – none

**New Business** – none

**Adjournment:** Moved by John Lotty and seconded by Gary Gibson to adjourn the meeting. Passed unanimously. The meeting was adjourned at 9:36 p.m.

Respectfully submitted,

James Digney  
Secretary