

Stratfield Falls Unit Owners Association

Annual Meeting

August 18, 2016

The annual meeting was convened at 7:17pm by President Al Treidel in the function room at Cambridge Manor in Fairfield, CT. James Digney served as Secretary.

Proof of Quorum: Property Manager Gary Knauf stated that property owners should sign in on the attendance sheet to receive a ballot. Unit owners with proxy forms then signed in as well. There were 9 proxy forms and 17 unit owners in attendance, for a total of 26 out of 28 units.

2015 Meeting Minutes Approval: A motion by Dick Freeman, seconded by Vic Berez to approve the 2014 minutes as presented. Approved unanimously.

President's Report: Al Treidel summarized past projects including painting, caulking, deck work, lighting, heating cables for ice damming, landscaping, and Belgian block curbs. Al also mentioned that the 2016 budget would include no increase. The next challenge is the deteriorating roads and driveways. Temporary patching and sealing has worked so far, but repaving will need to be done relatively soon. This project will have a useful life of roughly 20 years. County Management is looking at estimates for the next painting project, as well as a roof replacement project. Al explained our community's process in changing to a new management company. Al mentioned thanks to the board members, as well as Vic Berez for managing the community website.

Election of 2 Board Members: A motion was made by Dick Freeman, seconded by John Lotty to nominate and elect James Digney and Al Treidel to the Executive Board of Stratfield Falls . Vote followed and vote was unanimous.

Vote to Approve the Annual Budget: John Lotty gave a brief summary of the community's finances. The capital plan is being updated with help from Gary Gibson. The total capital plan is roughly \$1MM over approximately the next ten years. John Lotty moved and Gary Gibson seconded the motion to approve the annual budget as presented.

Vote to approve the \$70,000 Special Assessment: A motion was made by Richard Kenyon, seconded by Dick Freeman to approve the Special Assessment. A note was made that the year reference for option A needed to be updated.

Discuss proposed Declaration Amendment: Al Treidel summarized the process by which the Declaration Amendment was developed in conjunction with our attorney, and then discussed in the two community coffees that were held. Moved by Gary Gibson and seconded by John Lotty to approve the amendment to the Declaration.

Votes on Annual Budget, Special Assessment and Amendment to the Declaration: Unit owners filled out their ballots, and John Lotty tallied up the results while being overseen by Dick Freeman and Gary Knauf.

Total ballot results:

Annual Budget: 26 yes, 0 no

Special Assessment: 26 yes, 0 no

Declaration Amendment: 26 yes, 0 no

General Discussion: A concern was raised that due to a temporary sprinkler system malfunction, the lawns in front of units 51, 55, 57 are severely burned. Gary Gibson will discuss this issue with Steve Kidney from Growing Designs. A concern was raised about a light sensor that might be malfunctioning at the entrance to Hilary Circle. Gary Knauf will have this issue addressed.

Adjourn: A motion to adjourn was made by Dick Freeman, and seconded by Gary Gibson. The motion was approved unanimously. The meeting adjourned at 8:03pm.

Respectfully Submitted,

James Digney
Acting Secretary