**Duplex Council Meeting**

**April 16, 2024**

**Attendees:**

Directors: Roland Bernier, Fred Moffa, Beth Holcomb

3 additional Unit Owners in attendance

**Meeting opened at 7:05 p.m.**

**Old business:**

1. Deck project final phase (Dunbar and Haskins) scheduled to begin July/August 2024
2. Landscape and tree work will be scheduled for spring or fall
   1. Chris plans to walk around with Evergreen Tree Service in spring to identify where work is needed
3. Removing pine sap from decks
   1. Roland asked Chris for a sample of the Trex decking material so he can experiment on different possible solutions to this problem. Results of the tests will be shared at future Duplex Council meetings.

**New business:**

1. Reminder that there will be a Notice and Comment session at this month’s Conservancy Board meeting (April 24).
   1. Unit Owners may comment on the proposed ‘no fishing’ rule for all ponds within the community.
   2. Note that this is now a requirement of our insurance company.
2. Each Council is allowed one Alternate Director to fill in when an elected Director is unable to attend a Board meeting. Duplex Council does not have this position currently filled. For more information or to express interest in the role, please contact one of your current Duplex directors.

**Unit Owners’ Forum:**

1. Concerns were raised over Duplex units where holiday decorations have not yet been removed. This is a violation of Walden Woods rules.
   1. Chris Kohnle at Elite has been notified and will be sending out notices to the Unit Owners who are in violation.
2. It was reported that a resident consistently keeps empty plant pots in front of her driveway.
   1. Chris will be sending a notification with a reference to the Rules that must be complied with.
3. When will pressure washing of units be done? Some are in extreme need of this.
   1. This was previously placed on hold due to the costs for the 3-year deck replacement project.
   2. Chris will be doing a walk-around to determine which units are in dire need of this and these will be scheduled.
4. It was noted that a car on Marble Faun has been using the overflow parking as an additional personal parking space. Most of the time the car sits there with a storage cover on it.
   1. Elite has been notified and will be tagging the car for compliance or removal.
5. We were reminded that 20 Haskins has serious drainage issues at the back of their unit that results in basement flooding during heavy rains.
   1. It was confirmed that a project has been quoted to reroute drainage to the street system in a similar manner as was done in 2023 for 30 Marble Faun. This will be scheduled this year.
6. The Unit Owner at 20 Haskins also noted the very poor grass conditions behind their unit and the erosion that is caused when it rains.
   1. Elite will be providing a quote for repair and planting of draught-resistant grass, which will potentially be scheduled for fall 2024, budget permitting.

**Meeting adjourned at 7:40 p.m.**