

August 17 DUPLEX COUNCIL MINUTES
AND LIST OF TREES DUE FOR SERVICE
Submitted by Tom Schuck

In Attendance

Tom Schuck, Milna R. Cheryl L, Barb D, Theda Mi, Guni, Deborah L,,
Margy Schuck

Host

Peter DeBisschop

Meeting Called to Order At 7:04 pm

Minutes:

- I. Pool update – Barb D. Pool is open. Unfortunately, the pool rules signs that were made up by the property manager are tiny print and basically inconspicuous. Many of the chairs that had been bundled away for non-usage have been set up by community members and are now spread throughout the pool deck.
- II. Finance Update. Tom began the finance update with the members who signed on on-time and then completed it at the end of the meeting.
 - A. Tom met with the consultants, Becht Engineering who approved of much of the valuations and formulae on the narrative and worksheets. Tom is making these documents available to any Duplex owner who requests a copy by contacting notices@waldenwoodsct.com
 - B. Although the documents are still in final review, it appears now that the council will not be recommending a \$50 or \$25 increase, as was recommended in 2020 for the 2022 fiscal year, rather, the available documents provide evidence that most amount required will be between a \$12 and \$17 HOA fee increase for 2022.
 - C. All other discussions regarding the financial elements pertinent to this discussion are found in the narrative document itself.

III. Deck Repairs and Replacements.

- A. At the meeting it was discussed that unless an owner is experiencing life-threatening deck failure, we will not be repairing simple blemishes.
- B. Also, because of the high rate of failures, we are moving up our deck replacement schedule to a 3 year phased completion.
- C. Deck replacements will begin in 2022

IV. New representative for Standards Committee from Duplex Council

- A. Theda reported that a volunteer has stepped forward and is being trained for this position

V. Gutter and Downspout clearing

- A. Milna raised the question to Elite, there are many units currently with overloaded gutters.
- B. Gutters are cleaned on a schedule every year
- C. Milna will follow up with the property manager regarding units that were missed last year and have accumulated an unacceptable amount of debris

VI. Follow-up Regarding Deck Repairs:

- A. It is startling how many decks, having no visual signs of loss of integrity, have completely rotted boards. All unit owners are requested to exercise caution when using for the first time in a season, and carefully test for rotted boards.
- B. Please report ALL signs of any weakness in your decking boards to Elite, so that the boards can be replaced, even if your deck is schedule for replacement.
- C. Even though your directors feel it is necessary to increase the repair budget as well as plan for the swift replacement of the replacement, we are confident that this can be done within the confines of a reasonable HOA budget for 2021.