

**Duplex Council Monthly Meeting
August 20, 2015**

Meeting called to order at 7:00 p.m.

Attending: 6 residents and 2 directors Total 8 residents

We discussed the speed limit issues on Haskins and Marble Faun. Speeding is still a problem. Signs have been ordered. They are not here yet. Diane will call Chris to see when they will arrive.

Issue with pavers not resolved. Resident will bring it to the Board to appeal the AAI ruling.

Residents were asked if there were any new issues and seeing none we addressed the budget. The following questions were posed:

- 1) What does the reserve study show and where do we stand in relation to that?
- 2) Do we need to get more energy efficient street light bulbs? Check what we have. How do we save cost on electricity?
- 3) What was the total 2012 Actual budget that we might use for comparison?
- 4) Why don't we have any fines assessed?
- 5) What are capital improvements we need to address? What is the \$3,000 proposed for?
- 6) What are the fixed fees that we will need to address to put our budget together for next year?
- 7) What is the sewer assessment? What does it mean? What are we paying for it? What is the difference between the water and the sewer costs?
- 8) What is the issue with gutter cleaning? Is it once a year for all homes? Some thought it was only as needed but others felt sure it was all homes.

We tabled the discussion of the landscaping until next month when we have a better handle on the budget. Handouts from Russo for proposed changes were provided for residents to review.

Next meeting will be September 17 @ 2 Dunbar Drive.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,
Kathleen Tracy

The following questions were answered by Chris Kohnly from Elite:

- 1) What does the reserve study show and where do we stand in relation to that? **As of end of 7/31 Duplex has \$256,365 in reserves. We are ahead of reserve study as it says by end of 2015 we should have \$234,493.**
- 2) Do we need to get more energy efficient street light bulbs? Check what we have. How do we save cost on electricity? **We could look into this and incorporate into the budget replacing all bulbs with new energy efficient ones. We can discuss at budget meeting.**
- 3) What was the total 2012 Actual budget that we might use for comparison? **Attached is last years approved budget that shows 2012.**
(This information will be provided at the September Duplex Council meeting.)
- 4) Why don't we have any fines assessed? **We haven't fined anyone.**
- 5) What are capital improvements we need to address? What is the \$3,000 proposed for? **This was proposed as sorta a misc. category.**
- 6) What are the fixed fees that we will need to address to put our budget together for next year? **We can discuss this once we set up a budget meeting.** (Diane and I will meet with elite management on September 4 to address this issue. We were report at the September duplex council meeting.)

7) What is the sewer assessment? What does it mean? What are we paying for it? What is the difference between the water and the sewer costs? **Sewer cost is associated with our irrigation water consumption.**

8) What is the issue with gutter cleaning? Is it once a year for all homes? Some thought it was only as needed but others felt sure it was all homes. **It was decided last year to save on costs to only do units along tree line. We do as needed through out the year if something is clogged as well**