Duplex Council Meeting

July 22, 2019

The meeting was called to order by Amy Lawson at 8:05 PM at 1 Dunbar Dr. All duplex council members were in attendance. Also attending were 5 duplex unit owners.

1. Duplex Council Business:
2. Deck repair/staining/power washing has commenced on Haskins and Dunbar Dr. The duplex units are divided into three section for this project that is done every 3 years.
3. Mulching has been and is being done around all unit beds and trees.
4. A walk around was done with the property manager on Friday, July 12th noting the following:
5. The window AC has been removed on Marble Faun.
6. There are 2 units with water intrusion into basements due to drainage problems on Scarlet Ln. The property manager is getting quotes on what it will cost to resolve this problem.
7. An estimate is being done on removing some over grown trees in the back of units on Scarlet Ln.
8. There has been a quote of $4K to resolve the Scarlet Ln wall repair. This will not resolve the problem because the wall was not constructed properly. An engineering firm will be hired (cost to be split between duplex and townhouse councils) to determine what will be needed to resolve the problem correctly.
9. An effort will be made to keep tract of vehicles in the parking areas that are there for more than 48 hours.
10. To update the 20 light fixtures in the duplex complex with energy saving LED’s will cost $19,923 plus tax. The project pay back is approximately 5.5 years with an estimated annual savings of $2,986. This is a reserve item and will be discussed at the budget meeting.
11. A quote has been obtained to repair and paint all the trim on the duplex buildings. The per unit cost is $573.33 for a total cost of $26,373. This will also be discussed at the budget meeting and will possibly be done in a 3 year cycle like the decks.
12. Conservancy Business:
13. A food processing plant has been approved at 550 Marshall Phelps Rd that will abut units on Haskins Rd. A 75’ setback variance was granted with the stipulation that a berm will be built to the 1st floor roof level and will be planted with spruce trees.
14. The council would like to remind unit owners that all requests for maintenance must go through Chris Kohnle, the property manager.
15. Annette Wilkinson (annette@epmllc.com) is the new administrative assistant working with Chris Kohnle.
16. Duplex Owner/Renter Forum:
17. The council welcomes all new owners/renters.
18. Bob DeMarco will follow up with the Standards Committee regarding an AAI submitted for a window replacement at 6 Scarlet Ln.
19. A question regarding the planting of flowers in a bed on common property was directed to the property manager
20. Social Events:
21. All social events are listed on the Walden Woods website. The book club will be meeting at 7:15 PM at the meeting house starting with the September meeting.

The next Duplex Council meeting will be September 16, 2019 at 7 PM at the Meeting House.

There being no further business to discuss, the meeting was adjourned at 8:10 PM

Respectfully Submitted

Robert DeMarco