

Duplex Council Meeting June 19, 2017

Attending: 3 Directors and 7 Residents; Total: 10

The meeting was called to order at 7:02 p.m.

1. Review project: Deck Painting and House Power Washing. Are there any concerns comments, criticisms or accolades that haven't been aired?

One resident was concerned about the decks being painted when the wood was still wet. It is alright for now but she will keep her eye on it. Otherwise it was a successful project.

2. Review Project: Mulching. Are there any concerns comments, criticisms or accolades that haven't been aired?

- 1) Some residents had issues with the mulching being sprayed into the AC units on the outside. Directors will talk to Russo about being careful when blowing the mulch around the AC units. Residents need to be aware that the mulch is blown and it may or may not adversely affect plants you have put into the garden.
- 2) Also, the newly power washed homes had mulch sprayed on the lower portions. We will look at the timing of this in the future.
- 3) The mulching has been completed and Russo will be working on the proposal to replace and plant bushes and shrubs in the DC gardens.
- 4) We are still waiting to hear from Russo about the trimming of the trees. This proposal will come in the fall.

3. Standards Committee Report from Theda

Theda reported that Peter De Bishop came to Standards Committee meeting and shared that the process for approval/disapproval of items is based on the Rules and Regulations and the Declaration documents. When a rule or change is to apply to all, the approval routing should be Standards Committee, then Conservancy. When a rule or change is to apply to a council, the approval routing should be the Council Board, the Standards Committee, and then the Conservancy Board. In both cases, it then goes to Notice and Comment and then to Documents to record.

4. Revisiting the dog proposal

Clarification was given about why and how the dog proposal came up. Many non-dog owners have been complaining over a long period of time about the lawn and the lack of responsibility of some dog owners. These complaints came from DC and TH alike. All 6 directors got together to brainstorm what we could do to resolve some of these issues. We looked at what other associations were doing and as a compromise, we came up with the current proposal. We felt that registering all dogs would be a good first start. A calculation of \$150 per dog was an estimation of what it would cost to re-turf needed areas based on the number of dogs which is also an estimate.

Because this is something new, Kathleen proposed that we do this in steps and start with registering all animals (cats and dogs) in Walden Woods. Once that rule was established, we could discuss fees

for lawn repair as it pertained to individual councils. It seems fair that all residents in Walden Woods should have to register their pets(s) as they are walked in all parts of Walden Woods. This would be an annual registration as this information is not static but changes over time. We decided to include registering cats as well as sometimes they get loose and this would be a better way to identify the owner.

A resident recommended that the rules for dogs/cats be listed on the back of the registration forms so they would be an ongoing reminder to residents. We might have a better response to having the rules followed if they were more visible.

5. Bug Spraying Report from Lynn

This only effects residents on Marble Fawn on the pond side of the road. Lynn is still waiting to hear back from vendors. She will report back next month.

6. Safety Concerns in light of the recent car break-ins

Residents discussed the recent car break-ins and were cautioned to be vigilant about putting their car in the garage or not leaving valuables in the car including garage door openers. If you see something, say something. The non-emergency number for the police is: 860-688-5273. Please keep your eyes and ears open and report anything suspicious.

7. Reminder of upcoming events:

1. Yoga on Tuesday Nights at 6PM
2. 6/21 Village Council Meeting 7PM
3. 6/24 Annual WW Tag Sale
4. 6/28 Conservancy Meeting
5. 6/8 Recreation and Social Committee 7:15
6. 7/9 Conservancy Board Notice and Comment on Boundaries 7PM
7. 7/17 Duplex Council Meeting 7 PM (MH)
8. 7/20 Standards Committee Meeting

8. Other issues or concerns from residents:

- 1) The Memorial Bench for Kenneth Ornell is missing from the trail. Kathleen will contact Chris to find out if he knows what happened to it. If anyone does have information about this bench, please contact one of the directors from the DC.
- 2) The fountain is broken and Russo is looking into it. We believe (and they do to,) that it is still under warranty.
- 3) Chris will be getting prices for new umbrellas in the pool area.
- 4) Some residents were still reporting that trashcans are being left out after pick up. (2 days after pick up.) These need to be reported to Elite.

9. Meeting adjourned at 8:45 p.m.

The next meeting will be **July 17 at 7 o'clock at the Meeting House**. Please email agenda items to Kathleen Tracy, DC Secretary, at least 2 weeks prior to the meeting. (Kathleentracy@sbcglobal.net)

Minutes respectfully submitted by Kathleen Tracy