

Duplex Council Meeting April 17, 2017

Attending: 2 Directors and 9 Residents; Total: 11

The meeting was called to order at 7:00 p.m.

1. Directors Report on the Russo Walk about that happened earlier in the day.

Mark shared 4 Proposals:

- 1) Trimming and Mulching will happen at the end of May (\$9252.45)
 - 2) Fixing erosion issues in 8 residents' gardens. Units effected: 22, 24, 17 Scarlet 41, 29, 17 Marble Faun 13, 21 Haskins. (\$4254.00 if we do all 8 at the same time or \$605 each.)
 - 3) Trimming the 66 White Pines that line DC on Walden Meadow Road. This could cost over \$9,0000 for the whole project. Mark is working on a second proposal to replace some of the pines over time that would be a larger cost savings over time. We will wait for his next proposal before making a decision. We also discussed adding a tree behind 4 Marble Faun and behind 6 Dunbar for privacy and to maintain the tree barrier. Mark will work on that proposal as well. Residents indicated that we should use capital improvement money to get the job done.
 - 4) Removal of brush and clean up in the area between Scarlet Lane and Rhodora along Walden Meadow Road. This will be split between TH and DC. (Total cost: 1,052.87 – DC cost is \$526.44)
- We also discussed the wall at 5 MF. It will be fixed by the end of the week. Winter plow damage.
 - The dead tree at the entrance of MF will be taken down at no cost by Russo. It will stay in the woods.
 - The one remaining bobcat will be removed by the end of the month.
 - Bushes and shrubs will be assessed at the end of May once plants have had a chance to bloom/flower. A proposal for replacement will be forthcoming.

2. Theda Marinelli and Marybeth Hoffman were voted on by the board to represent the Standards Committee at the March Conservancy Meeting.

3. Dog Proposal from TH and DC Councils:

Six Directors for DC and TH met to discuss this issue which has generated ongoing frustration and complaints from residents. We do not have a dog

weight limit at this time in our rules. We agreed to keep the 2 dog rule but we are proposing charging \$150 annually per pet to residents to replace the turf on the curb that is damaged by dogs. The annual fee of \$150 is for turf replacement. The approximate cost for turf replacement is \$3,000 per council or \$6,000 for DC and TH. This is an estimate. We also want to propose registering the dogs annually with a picture and updated shots. If these measures do not help to curb the problem and resulting complaints, we will consider dog DNA testing to hold dog owners responsible for their pets. The large majority of the 11 residents in attendants agreed with this proposal.

4. Reminder of Upcoming events.

Earth Day Clean up 4/22; Memorial Day Pool Opens 5/27; Tag Sale June 24; Yoga Tuesdays 6-7PM;

5. Other issues or concerns from residents:

- Please check Outside vent covers on your house. Birds can get in and they cause flees and ticks. This happened to a resident and we don't want it to happen to you! Call Elite if you see that it is missing.
- A resident brought up looking at the contracts for Russo and Elite as their contracts are ending. This is a matter for the Conservancy which will meet on the 26th of April.

6. Meeting adjourned at 8:25 p.m.

The next meeting will be **May 22 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