

Duplex Council Meeting July 17, 2017

Attending: 1 Director and 9 Residents; (7 DC; 1 VC; 1TH) Total: 10

The meeting was called to order at 7:04 p.m.

1. Landscaping Issues

- 1) Feedback on recent Shrub replacement throughout the council. This project cost \$3,467.01 and it effected 24 homes. Some positive comments were shared.
- 2) Kathleen shared the proposal for the Pine Tree trimming along Walden Meadow that provides privacy for homes on the even side of Marble Faun and the right side of Dunbar. Russo provided a proposal to replace the pines and a spreadsheet to show the cost of trimming or replacing the trees over a ten year period.
 - a. This project would remove and replace 66 White Pines in the hedge between Marble Faun and Walden Meadow. This is a three year project replacing 22 trees each year. Were we to complete the project in one year, there would be a \$2,096 savings.
 - b. To replace the trees and trim them annually would cost \$46,307 for 10 years. If we do not replace the trees but continue to trim them every 3 years the cost would be \$53,410 over 10 years. We could save \$7,103 by replacing the Pines with slower growing Evergreen trees (11 5-6' Wichita Blue Junipers and 11 6-7' Techny Arborvitae)
 - c. The existing bushes have been overgrown by the pines and are starting to deteriorate. The project would include cleaning up these existing bushes.
 - d. People were concerned that the new trees might not supply the same amount of privacy at least not right away.
 - e. Diane Bernier, Kathleen Tracy, Jill (master gardener in WW), and Mark from Russo will meet to discuss options and finalize the proposal. If you have any input on this project, contact Kathleen Tracy at Kathleentrct@sbcglobal.net or 860-778-4888.
 - f. We hope to start this project in the fall once a decision is made.
- 3) We had some discussion on the renewal of the Landscaping Contract. People are generally happy with Russo. Residents want to be sure that we hold all of our vendors accountable for the work they are paid to do.

2. Considerations for new rules proposed by TH and supported by DC

- a. The following are three new proposed rules:
 - i. Add to the storm door standard: ADD glass in the storm doors shall contain clear glass only.
 - ii. Hot tubs in the TH and DC are prohibited. (This is for the safety and preservation of the decks.)
 - iii. Holiday decorations may not be applied to lower or upper roofs or attached to asphalt shingles. (This is for the protection of the roofs and for safety.)

- b. Some discussion ensued. One resident shared that she would like to keep the “no wind chimes” rule in but we have chosen not to move forward with that rule but ask residents to talk to your neighbor if wind chimes become a nuisance. Philosophically, we would like to have less rules and keep only enforceable rules and hold people accountable if they are broken. This way, the rules we adopt have meaning. It also promotes a more friendly and neighborly environment.
- c. These rules will go to the Standards committee and then to the board.

3. The Boundary Issue was presented by Peter DeBisschop

- a) On August 9 we will have a comment and notice meeting at the MH at 7:00pm on the boundaries.
- b) Peter was hoping the vote would go out on August 1.
- c) The council would like to thank Peter for sharing his vast information about the boundaries and the history of WW. It was a very enlightening presentation.
- d) If you missed this presentation but would like to know more, please contact Peter.
- e) It is very important that unit owners vote so we can put this 10 year Boundary Project to rest.

4. Reminder of upcoming events:

- 1. 7/20 Standards Committee Meeting
- 2. 7/26 WW Conservancy Meeting
- 3. Yoga every Tuesday night from 6-7pm
- 4. 8/21 DC Meeting at 2 Dunbar at 7PM

5. Other issues or concerns from residents:

- 1) The Memorial Bench for Kenneth Ornell was found. Glenn had it in the shed for the winter and was repairing it to get it back on the trail.
- 2) The gas Company did work on Dunbar and left a big hole in the driveways at 7 and 8 Dunbar. They are dangerously large and need to be repaired. Who is responsible? Kathleen will contact Elite.

6. Meeting adjourned at 8:30 p.m.

The next meeting will be **August 21, 2017 at 7 o'clock at 2 Dunbar Drive**. 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