

Duplex Council Agenda

July 20, 7pm - 8pm

Call to Order and Roll call:

Milna R.

Old business:

Tree Work.

Milna R

The directors have decided that any new Duplex scheduled tree work will be scheduled in spring 2022. Notices will go out in early 2022 requesting all unit owners who have trees on their limited common areas that should be trimmed, shaped or treated to list their address with the Duplex directors.

Deck Repairs.

Milna R

The Directors have received Elite's agreement that no new deck repairs will be performed. After reviewing the uncontrollable repair costs for decks versus the planned replacement costs with improvement composite materials, the Directors and Elite agree that a substantial savings will be realized by beginning a stepped annual replacement schedule. This schedule will begin in 2022. Look for more details in future months

Financial Update.

Milna R

As of mid-year, we are pleased to announce that our budget controls are working. Also Director Tom Schuck is meeting with the consultants, Becht, regarding the Reserve study, regarding several items that could dramatically reduce annual fees to cover future reserves. Tom can answer detailed questions during unit owners forum.

Pool

Milna R/Tom S/Roland B

Roland Bernier will present the current situation with the pool opening, the ballot process, the

New Business:

Getting Repairs- KNOW THE PROCESS

Milna R

During the collection of ballots, a unit owner at 18 Haskins reported that she has had a problem with a leaking window sill, but has received unsatisfactory help from Elite. All unit owners should know that the reporting process for almost all situations in your community is to notify your directors by email or at a council meeting. Your council Directors will then authorize Elite to expend the funds and start the project, or escalate the decision to the Conservancy, and ask you to present your need at the next conservancy meeting.

In the case of 18 Haskins, your Directors determined that Elite has already authorized a quick fix repair which was done in 2020. The full repair has now been authorized, and Elite is in contact with the contractor.

Unit owners Forum;

Open forum Q and A

For the new homeowners in our community, the Duplex meetings, held on the 3rd Tuesday, involves just the 92 Duplex homeowners, and the situations, actions and financial incidents and responsibilities or options that are pertinent to us.

The fourth Wednesday of the month is the meeting of the directors of all five councils representing all 336 homes.

The Conservancy is made up of 5 councils: the Duplex, Townhomes, and on the other side of Walden Meadow Road, The Village, The Ridge and Woodmoor.