**Duplex Council Meeting**

**June 21, 2022**

**Attendees:**

Host: Peter D

Directors: Roland Bernier, Milna Rosario, Tom Schuck

Unit Owners: Cheryl L, John K, Rich & Cathy F, Barb D, Beth H, Ann H, Theda M

**Meeting opened at 7:02 p.m.** by Milna with a roll call of unit owners present

**Old business:**

1. Tom gave an update on the deck replacement progress:
   1. Project is currently under budget.
   2. Titan Construction is working well and fast; homeowners are pleased.
2. Driveway crack ‘n seal project has been scheduled for June 29.
   1. Homeowners have been notified to make sure cars are off driveways on that day.
   2. Cars may be moved back to driveway immediately after the work is done.
   3. *Post-meeting note: For unknown reasons at this point, this was not completed as scheduled. It has been rescheduled for July 11.*
3. Tom reviewed the proposed policy for who is responsible to take care of insect and vermin issues (Council or homeowner).
   1. The rules for insect and vermin responsibility will be included in the Walden Woods Rules documents which are currently under review by the Conservancy Board.
   2. An email has been sent to all Duplex unit owners with details regarding the policy.
4. Current policy for replacing plants in existing garden beds that are Limited Common Elements was presented; see additional note under Unit Owner’s Forum.
5. It was noted that a work order has been issued for basement hatchway doors and pipes attached to gas meters to be scraped and repainted.
6. Roland gave a brief update on the progress of the Conservancy Board’s review of proposed updates to the Walden Woods Rules documents.
7. Tom reported on the status of the Duplex Council reserves and forward-looking plans for projects that will be funded from the reserves.

**New business:**

1. Milna reported on Duplex power-washing plans for 2022-2024.
   1. For the remainder of 2022 through 2024 power washing will be done on an as-needed basis only. Unit owners should notify Elite if their unit needs power washing.
   2. Decks are no longer being power washed, due to the pending deck replacement project.

**Unit Owners’ Forum:**

1. Theda noted that individual lawn spraying by unit owners to control insects may not be allowed by the Rules. She suggested checking with Elite.
2. Regarding a statement made during the presentation of the insect and vermin control responsibility, Theda clarified that attics are unit owner responsibility and that any Rules changes that are requested must be reviewed against the existing Walden Woods Declaration, which supersedes the Rules documents.
3. Theda also asked the Directors to review the current policy in the Walden Woods documents as it relates to replacing plants in an existing bed. Her concern was that any plant replacements would need an AAI.
   1. *Post-meeting note: Roland checked the Walden Woods governing documents. Subsection 4.9 in the Rules document states that: “Other than replacements in original planting beds and planting of flowers, Unit Owners may not create additional beds, plant shrubs, plant trees and/or install any structure in the Common Elements without prior approval.”*
4. Cheryl indicated appreciation of the insect and vermin policy. She also asked why a photo is needed when requesting power washing, since it is pretty clear when algae is present.
5. Barb asked where the money would be coming from to pay for the driveway sealing. Tom noted that it would come from reserves.
6. Barb also asked where money would come from to pay for the power washing. This comes out of the operating budget.
7. Rich mentioned an overgrown bush near their unit that needs trimming; it is blocking a sliding door.
   1. *Post-meeting note: Elite has been notified. Chris said that Butler will be trimming these soon.*
8. Rich also expressed concerns about speeding down Walden Woods streets
   1. No immediate solutions; unit owners not in favor of speed bumps

**Meeting adjourned at 8:06 p.m.**