**Duplex Council Meeting**

**May 17, 2022**

**Attendees:**

Host: Peter D

Directors: Roland Bernier, Milna Rosario, Tom Schuck

Unit Owners: Rich F, Barb D, Linda H, John W, Ann H, Theda M

**Meeting opened at 7:02 p.m.**

**Old business:**

1. Tom gave an update on the deck replacement plans:
	1. Scarlet Lane start date delayed due to weather delays. New date: May 31.
		1. Scarlet Lane homeowners should remove all objects from decks.
		2. Where removal is difficult due to bulk or other, the construction company will do the removal for the owner.
		3. Once an individual deck has been rebuilt, unit owner should feel free to use immediately
	2. Deck replacement will begin at 1 Scarlet and proceed up the odd-numbered side of the street. Even numbered side to be done once odd-numbered side is finished.
2. Reminder to all Duplex homeowners to check decks for rotted or squishy-feeling deck boards and notify Elite immediately where suspicious boards are noticed. They will be replaced.
	1. Replaced boards will not be repainted, pending the complete deck replacement project in process.
3. For units with basement bulkhead doors, we are obtaining a quote for scraping and repainting.
4. Project to fill driveway cracks has been approved and is in the process of being scheduled. Once we have dates, unit owners with driveways to be repaired will be notified in order to clear driveways of cars during the resealing process.

**New business:**

1. Duplex Directors have been informed of a number of roofs with some type of algae or mildew growth. At the moment, it does not appear harmful. Assuming this does not change, cleaning these will be considered in next year’s project list.

**Unit Owners’ Forum:**

1. Rich asked about the policy for replacing inappropriate shrubs.
	1. *Post-meeting note: Directors met on this after the meeting. Current Walden Woods Rules allow for the homeowner to replace EXISTING damaged or overgrown shrubs. Notice to do so must be given to the Directors with an indication of what the replacement will be. Plants with thorns or spiked leaves, such as roses, aloe, cactus, or other potentials injurious plants are not allowed.*
2. Questions were raised regarding handling of insects and vermin; where is the homeowner responsibility and where is the Council responsibility?
	1. *Post-meeting note: Directors met on this after the meeting. Rules regarding insects/vermin responsibility have been developed and will be sent out to all Duplex owners and will also be published within the Walden Woods Maintenance Rules document, which is currently under review.*
3. Ann asked if an AAI is needed for a deck gate, where deck stairs have been installed. According to the existing Rules document, it does not appear that an AAI is needed for the deck gate specifically, although one is needed for a new stairs request.
4. Question was asked regarding who is responsible for painting the basement bulkhead doors. See note 3 under Old Business above.
5. Rich asked if the homeowner needs to be present when their deck is being worked on. They do not need to be there, since contractor will access the decks from the outside.
6. Theda asked if a deck contractor could be hired to proactively check decks for potential rotting. It was noted that homeowners have been directed regarding checking this on their own. Where this cannot be done, unit owner should request assistance from Duplex Directors.

**Meeting adjourned at 8:10 p.m.**