

Duplex Council Meeting

May 16, 2023

Attendees:

Directors: Roland Bernier, Fred Moffa, Tom Schuck
 5 additional Unit Owners in attendance

Meeting opened at 7:03 p.m.

Old business:

1. Update on deck replacement project
 - a. Due to difficult weather earlier this Spring, the contractor for the deck project is behind schedule. Current plans are to begin the deck replacements for Marble Faun Lane mid-June. Plans are to do one side of the street in the spring and the opposite side in the fall. Which side will go first has not yet been determined.
 - b. Unit Owners are reminded to notify Elite if they desire to have deck stairs and/or gate installed as part of this project. Unit Owners will be expected to cover the cost of new deck stairs/gates. As done for Scarlet Lane, anyone with existing deck stairs/gates will have those replaced at no additional cost to the Unit Owner.
2. Tom presented a brief review of Duplex finances year-to-date.
 - a. Because of multiple unforeseen weather damage to units (freezing pipes, etc.), maintenance costs are much higher than anticipated at this point in the year.
 - b. Your Duplex Directors are watching this carefully and working out the best approach to cover costs and minimize any additional charges to Unit Owners.
 - c. Decisions will be made later in the year whether or not to draw from reserves to cover most or all of these expenses.
 - d. Here is a projection of planned projects through 2050:

Year	Component Project	Projected Reserve Spending	Year	Component Project	Projected Reserve Spending
2022	Deck Projections	\$193,250	2026	Retaining Wall	\$40,000
2022	Staris and Gates	\$13,580	2029	Chain Link Fencing	\$4,237
2022	Paint BILCO Doors and Gas Meters	\$21,593	2030	Retaining Wall	\$3,362
2023	Deck Projections	\$292,762	2032	Roof	\$324,369
2023	Staris and Gates	\$1,998	2032	Chimney Caps	\$30,456
2023	Retaining Wall	\$10,100	2032	Gutters / Downspouts	\$66,733
2024	Deck Projections	\$231,600	2032	Retaining Wall	\$6,725
2024	Staris and Gates	\$14,408	2034	Roof	\$344,145
2025	Retaining Wall	\$40,000	2034	Chimney Caps	\$43,853

Year	Component Project	Projected Reserve Spending	Year	Component Project	Projected Reserve Spending
2034	Gutters / Downspouts	\$108,803	2042	Paint BILCO Doors and Gas Meters	\$10,477
2035	Roof	\$405,160	2042	Retaining Wall	\$5,971
2035	Chimney Caps	\$35,664	2043	Concrete Sidewalks	\$33,144
2035	Gutters / Downspouts	\$88,502	2043	Paint BILCO Doors and Gas Meters	\$17,089
2037	Asphalt Street / Driveways	\$197,973	2044	Paint BILCO Doors and Gas Meters	\$13,900
2037	Concrete Sidewalks	\$31,316	2045	Replace Vnyl Railing on Stoop	\$22,542
2038	Asphalt Street / Driveways	\$322,908	2045	Light Poles and Fixtures	\$8,034
2039	Asphalt Street / Driveways	\$262,546	2046	Light Poles and Fixtures	\$13,100
2039	Concrete Sidewalks	\$31,840	2046	Siding	\$644,314
2039	Timber Guardrails .01	\$14,887	2047	Light Poles and Fixtures	\$10,652
2040	Mailboxes .02	\$29,722	2047	Siding	\$1,050,654
2040	Retaining Wall	\$4,519	2048	Siding	\$854,352
2041	Concrete Sidewalks	\$33,784	2050	Retaining Wall	\$16,310

New business:

1. Gutter project planned:
 - a. Not all gutters are routinely cleaned of leaves and debris. Those that are done regularly are on a tree line.
 - b. We expect that some other units may need repair and/or cleaning out.
 - c. Rather than schedule one-off requests to fix and/or clean individual gutters, a project will be created similar to what we did with tree issues.
 - d. Unit Owners will be requested to notify Elite of any gutter remediation needs they have, with specific reference to where the issue is and what the problem is.
 - e. Once we have received requests from Unit Owners, a single project will be put in place to address these. This should maximize efficiency and keep costs down.
 - f. All Duplex Unit Owners will be notified of this via separate email.

2. Election of Alternate Director for Duplex Council
 - a. Following the April Duplex Council meeting a request was made for nominations for this role, which will allow the Duplex Council to have full coverage at any Conservancy Board meeting when one of the existing directors will be absent.
 - b. Voting was held at this (May) Duplex Council meeting and Beth Holcomb was elected to this role. Thank you for being willing to serve Beth.

Unit Owners' Forum:

1. Unit Owner at 21 Scarlet noted that there are two trees behind her unit that have branches competing with each other. This is causing one of the trees (a pine tree) to be smothered. This will be considered as part of a larger tree project for the future.
2. A question was raised about power washing of units. This is currently on hold until after the deck project has been completed.
3. Trash was reported behind the parking area adjacent to 2 Scarlet Lane. It looks like leftover materials from last year's deck project. Elite has been notified.
4. Concerns were raised regarding a unit where garbage and recycling containers are normally stored in the driveway as opposed to within the garage. This violates current Walden Woods policy and is also dangerous because it may attract bears or other unwanted wildlife. Elite has been notified.

Meeting adjourned at 7:44 p.m.