**Duplex Council Meeting**

May 17, 2016

Attending: 3 Directors and 13 Residents; Total: 16

The meeting was called to order at 7:00 p.m.

1. **Report on deck staining (Dunbar and Haskins)**

Kathleen talked to the contractors and walked on Dunbar and Haskins to check the condition of the decks.  Most decks were badly in need of staining and power washing. The previous stain has been discontinued and the contractor, Paul, and the Benjamin Moore vendor both recommend a solid water based stain.  It will cover the wood and eliminate the problems we had last year with the semi-gloss stain that did not cover evenly.  After discussion, all the residents attending agreed.

Deck Staining will likely happen in June/July but the schedule is still pending.  Residents have asked for 1.5 to 2 weeks’ notice to clear their decks.  The contractor asked what the procedure is for residents who don't clear their deck after ample notification. They will skip the deck and come back in the end.  If it is still not cleared, the resident will be responsible for staining their own deck.

Contractors will also power wash the homes on Haskins and Dunbar.

1. **Deck Repairs**

Some residents were reporting loose railings.  Residents who have issues with their decks need to call Elite so they can create a work order to have it repaired before they are stained.

1. **Getting Notices Out**

Some residents reportedproblems getting notices. Especially with the upcoming deck staining, residents want to be notified in a timely fashion.  The contractor will put a notice on the door and we will ask Elite to email everyone or mail them if they don't have email.  Directors will also get and email out from the communications committee who has 90% of Duplex Council resident's emails. If you want to be on the communication list, be sure Peter DeBishop has your email address. The email:waldenwoodsct@gmail.com is the system run by the Communications Committee.  This system is for general communication as outlined in the SOP approved by the Board last year.

1. **Standards Committee**

A resident asked "How do we communicate with the Standards Committee if there is an issue?"  As they don't have regular meetings, the Directors were not sure how to answer this.  Lynn Douglas will look into it and report back.  Our council is also looking for a representative to serve on this committee.  If you are interested, please contact Kathleen, Lynn or Quiana, one of the DC Directors.

1. **Upcoming events**

Roland Bernier reported that Dom's is catering the Memorial Day Pool Party on Saturday. They need help setting up and taking down.  Please contact Roland if you are interested.  Either way, plan to sign up for a great time at the Pool Party Opening.

There will be a Pickleball Clinic on Thursday from 6:00-6:30PM then a game at 6:30.  Peter has the necessary equipment. So far, a dozen residents have signed up to play.

1. **Other issues or concerns from residents**

a) Signs about spraying??  Only when they spray pesticide to the grass. Otherwise no signage.

b) Front Island was replanted.  Does Russo maintaining that?  Knock Out Roses took a hit this winter and need to be pruned/trimmed.  Kathleen will call Chris to clarify who is responsible. Peter thought Russo was responsible for weeds and irrigation only.  Can the Environmental Committee help with this if Russo is not contracted to do this?

c) Can the environmental committee get trees from the woods to fill the gap from two trees dying on Walden Meadow?  Diane Bernier will call Glenn and see what she can do.

1. Next meeting will be**June 23 at 2 Dunbar at 7PM.**
2. Meeting adjourned at 8:20 PM.

Minutes respectfully submitted by Kathleen Tracy