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**Duplex Council Meeting**

**May 22, 2017**

Attending: 3 Directors and 11 Residents (2 from Village, 2 from TH, 7 DC); Total: 14

The meeting was called to order at 7:02 p.m.

1. **Directors reported on the current status of the deck staining**

Power washing began on May 15 and has been completed. Certa Pro is scheduled to begin deck staining on May 24, weather permitting. Some residents were concerned that the decks may be too wet to stain with the current weather forecast. We will wait and see what the weather brings and what call Certa Pro makes. We also discussed the storage of ladders and equipment on our property. This is customary while they are doing the work.

1. **Update on Dog Proposal from TH and DC Councils**

The update/revised proposal was read and discussed. Some changes were made to the wording. The updated version will be sent with the minutes to the DC residents. A draft version of the registration form was shared. We added the CT Dog License Number to the form. We also changed wording at the bottom that was recommended by Chris Kohnle from Elite. **Owners who fail to register their dog(s) will be subjected to a $25 fine per day “until the form and fee are received.”** This proposal will be brought up and discussed by the directors at the next Conservancy meeting on May 31.

1. **Directors Report on the current status of Landscaping.**
2. Trimming and Mulching happen this week.
3. Removal of brush and clean up in the area between Scarlet Lane and Rhodora along Walden Meadow Road has been completed.
4. Bushes and shrubs will be assessed at the end of May once plants have had a chance to bloom/flower. A proposal for replacement will be forthcoming. Kathleen will call Mark to see how this proposal is coming. We want to be sure to plan the bushes and shrubs before the weather gets too hot for them to survive.
5. No other landscaping issues were reported.
6. **Reminder of Upcoming events.**

Boundary Meeting for the Board on 5/24/17 (Residents are welcome to listen.); Memorial Day Pool Opens 5/27 @ 11AM; Tag Sale June 24; Yoga Tuesdays 6-7PM

1. **Other issues or concerns from residents:**
2. The question was asked if we spray for tics. The answer is no. With a very large tic population, residents need to be mindful when they are outside and be sure to check the pets as well.
3. Do we spray for bugs and mosquitoes? We checked into this last year and it is an expensive adventure for the council budget. It has not been budgeted this year. Residents who border the south end of the pond are most critically effected by the mosquitoes. Lynn Olsen-Douglas will look into the cost of residents in this area coming together to pay for spraying their area.
4. Madison Owners: The window in the large master bedroom is very small making light in the room limited. Nick Chopra (203) 434-5920 was wondering if there are any other Madison Owners who would be willing to investigate putting a larger window in this area. An AAI will need to be filled out eventually, but he is looking for support to make this change. He will investigate costs and options for making this change. Please call Nick if you would like to pursue getting more light into your Master Bedroom.
5. Diane Corcoran alerted the members to a termite issue that she is experiencing. Prior to her moving in, several bate stations for termites we put in the ground near her home. They are full of termites but the integrity of her home is still uncompromised by termites. It was shared that residents can purchase bate stations at Home Depot to see if they may be having a problem. This would be at the home owner’s expense.
6. Reminder: Gutters are cleaned yearly in the fall for homes on the tree line. Also, they are done individually as needed when there is an issue. Call Elite if you have a clogged gutter.
7. **Meeting adjourned at 8:25 p.m.**

The next meeting will be **June 19 at 7 o'clock at 2 Dunbar Drive**. Please email agenda items to Kathleen Tracy, DC Secretary, at least 2 weeks prior to the meeting. (Kathleentracy@sbcglobal.net)

Minutes respectfully submitted by Kathleen Tracy