**Duplex Council Meeting**

**November 15, 2022**

**Attendees:**

Director: Roland Bernier, Tom Schuck

Unit Owners: Fred M, Deborah L, Rich & Cathy F

Host: Peter D

**Meeting opened at 7:03 p.m.**

**Old business:**

1. Roland gave a brief update on the status of the proposed document changes to the Walden Woods Rules, Maintenance Standards, Collections Policy and AAI Form.
	1. All have been reviewed and edited by the Conservancy Board and individual Council Directors.
	2. All have been sent to the Walden Woods attorney for review and comment.
	3. One more attorney question is pending. Once the answer has been received, the documents will be presented back to the Conservancy Board for semi-final review, and then sent to the Walden Woods community for comment.
	4. Final step, once Community comments have been received is for the Board to vote on the final versions, upon which time they will be filed and made available on the Walden Woods website.

**New business:**

1. Proposed Duplex Budget for 2023 was presented.
	1. A fee increase of $10 is being recommended, with $6 going towards the Duplex Council operating budget and $4 going towards the Conservancy operating budget.
	2. The budget detail was reviewed, noting the reasons for certain increases to budget line items.
	3. It was noted that annually costs of maintenance and general operations go up and fees need to keep pace with them in order that the community manage itself well and that future maintenance items that will be paid for from Reserves have the necessary money available at the time of need.
	4. Total fee increase is still less than the standard annual cost of living increase of 3%.
	5. Proposed Duplex budget was approved unanimously.

**Unit Owners’ Forum:**

1. There were no unit owner comments.

**Meeting adjourned at 7:28 p.m.**