

**Duplex Council Meeting
November 20, 2017
Meeting House**

Attending: 3 Directors and 5 Residents; Total: 8 (4 DC; 1 TH) Mark Stupcenski from Russo was also in attendance.

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

1. Landscaping Proposals (5)

- 1) Clean up Woodline in the rear of MF #43 by the Blue Path Stairs down to #27. Clear out brush in the rear of Haskins #21-19. Also Corner of Haskins and WM will be cut back. **(\$3445.74) Approved for this fall**
- 2) Clear Woodline in the rear of MF #25 to MF #1. Also the rear of Scarlet #2-6. Wait and decide in the spring.
- 3) Rear of #29 MF has a large Oak leaning towards #27 MF. Remove lowest 2 limbs over the lawn. Tree has been there a long time. We will wait and check the status in the spring.
- 4) Work performed along the Pine Tree screening in the rear of #4 MF. Remove and replace for privacy. (\$903.98) Kathleen will talk to the owner about sharing the cost. It is on hold until the spring.
- 5) Add a white pine to the large opening behind 6 Dunbar. Mark will provide a proposal for consideration.

2. Townhome Proposal to change the cost ratio for landscaping and snow removal

- a. Kathleen shared the TH Directors proposal to change the way TH and Duplex Council share the cost of snow removal and landscaping. For the past 12 years it has been based on the ability to pay. Eli designated 52% for DC who has 92 units and 48% for TH who have 88 units. TH would like to change this formula to reflect the size of the property and charge based on linear and square footage of the property. This would put an undue burden on the DC council, raising HOA fees \$20-25 per month. Everyone was against making this change. Members shared their concern about what it would do to property values. People felt that the formulae we have is working and that peoples' ability to pay should remain in place.

3. Final Vote on the Budget for 2018

Motion was made by Diane C. and Seconded by Debbie D. to pass the proposed budget. Passed; 6 for and one abstained and one from TH did not vote.

4. There are still 28 DC residents who have not voted for the boundaries yet.

6 on Haskins; 8 on MF; 14 on Scarlet
Please encourage your neighbors to vote.

5. Reports: (Kathleen and Diane)

- a. Three Street lights on WM have been repaired by the town.

- b. Gutters: Plan is to have gutters cleaned during the last week of November. If you are not on the tree line but your gutters are in need of cleaning, please contact Chris at Elite.
- c. Dryer Vent Cleaning Opportunity (Diane Corcoran)
Marcel's of New England/Dryer Vent Cleaning
\$95-185 depending on the length of the vents. Group rates could apply.

6. Standards Committee Report (Theda)

- a) No current issues in DC
- b) Committee is working on identifying all generators. Some have been installed without an AAI and this is a violation.
- c) Committee is using document based decisions that have evidence in our rules/regs and declaration documents. It takes more time but it is fairer.
- d) DC commended the work of the Standards Committee and are happy that it is working so well. We appreciate Theda's representation for our council.

7. Issues from Residents

- a. None at this time

8. We discussed the DC schedule for next year.

- a. We will continue to meet on Mondays, alternating between the meeting house and 2 Dunbar Drive. Kathleen will put a schedule together. Meeting House will be odd months and 2 Dunbar will be even months. There will be no meeting in December.

9. Reminder of upcoming events: Please check the WW calendar as changes can be made.

- Vote of Boundaries (31 more DC residents need to vote)
- Yoga is back on Tuesday nights from 6-7:00pm
- Conservancy Board Meeting 11/29 @ MH 7PM
- Adult Holiday Party 12/2 @MH
- Children's Holiday Party 12/3 @ MH
- Book Club Meeting 12/7 @ MH 7PM
- Rec and Social Club Meeting 12/12 @ MH 7:00PM
- Standards Committee 12/21 @ MH 7PM

10. Meeting adjourned at 8:21 p.m.

The next meeting will be **January 22, 2018 at 7 o'clock at the Meeting House**. 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