

Duplex Council Monthly Meeting  
September 17, 2015

Participants: Residents 6; Directors-1; Total- 7 participants

Kathleen reported that after the directors met with Chris and went over the budget, we went ahead and approved the shrub replacement plan from Russo out of the reserves. Residents were not happy with this decision.

Barbara D. made a motion to approve \$5,000 for landscape improvement. It was seconded by Bonnie Farmer. After discussion it passed with 6 yes vs 1 no votes. Kathleen will contact Chris and Russo to scale down the project for the fall.

Residents expressed that items associated with the budget need to be voted by the council, whether it be reserves or annual budget.

Gutters: Residents at the meeting were under the impression that all gutters are done once a year. This changed from the past practice of only residence on the tree line and as needed be done. This is the opposite of what Chris shared with Kathleen. She will clarify this with Chris one more time. Request was made to schedule for mid November, if possible.

Residents reviewed the budget.

Is the insurance budget enough? Should we add \$2,000. Kathleen will check this with Chris.

Residents expressed concern about the lawn. The land between 4 Dunbar and 6 Dunbar is dead. Resident at 6 Dunbar said she saw it being irrigated so water is not the issue. There was a controversy about irrigation vs grubs. If irrigation is working we need to look at grubs. Russo needs to investigate this issue. It also came up with a resident at 2 MF who has the same issue. Where else might this be happening? Are grubs responsible for the condition of the lawn? or is it irrigation? or possibly both? This needs to be addressed with Mark at Russo.

Resident on Scarlet questioned the standard about how we maintain our buildings. The door frames need to be done. Town Homes are going to a composite material for their door frames. We should check that out. Can we add this to the budget now? What is the cost? Do we need a 3 year rotation? Should it come out of the reserve or not? If not, it needs to be added to general maintenance. People who have installed storm doors may not need it, thus it would lower the overall cost. We need to discuss the maintenance of the back slider doors as well. Kathleen will bring this up with Chris.

Residence would like to know how much it costs to replace energy savings bulbs so we can make a decision as to replacing them. How long will it take before we can recover the cost?

Pavers in the Duplex Council need standards. This has come up with a resident who challenged the Standards Committee's decision to deny the pavers. The Duplex Council needs to work with this owner to develop and approve standards as this project moves forward.

Residents are still looking for the speed limit sign on Haskins (15mph). Kathleen will check to see if this item came in.

Sales office deck is in need of repair. Chris needs to look into this.

Diane Bernier has served for several years on the council and is stepping down. This leaves two opened

positions on the board. Kathleen expressed her concerns that she not be the only voice of the Duplex Council on the Board. If you are interested in serving, please contact Kathleen at 860-778-4888.

A resident on Dunbar asked about the amount of rentals.  
CWD has 60 and other owners have 13. We are still below the ratio needed for owners and renters.

Meeting Adjourn 8:45

Minutes respectfully submitted by Kathleen Tracy