

Duplex Council
September Meeting Minutes
September 21 2021

All Duplex Owners
are Invited to a Special Budget Workshop.
Learn, & be part of the decision making
of your Homeowners Fees
for 2022 and years to come.
See Below for details

Attendees:

- Host: Peter D.
- Directors: Tom Schuck, Milna Rosario, and Roland Bernier (Director-Elect)
- Unit Owners: Theta M., Catherine B., Diane C., Andrea, Lynn A

Election Results

- Unanimous Acceptance: Incumbents Tom Schuck, Milna Rosario, and Elect Roland Bernier

Financial Report

- Tom gave a PowerPoint presentation to explain the 2022 proposed Budget and HOA Fee increase
 - Made special note of increases to Deck Repairs and Maintenance
 - Slide deck available by contacting Tom Schuck. wincss@yahoo.com
- Theta M. asked about detail level of reserves.
 - Tom replied that full detail was on the full report that she is on the distribution for.
- Theta M. suggested that the inflation rate for residential homes be 3.4%, not 3%
 - Tom will run a side-by-side on the primary worksheet
- **Tom proposed a Budget Workshop to be held at the Meeting House.**
 - **October 5th at 6:30pm**
- A question of Pest Control costs was raised
 - This raised a discussion of what is Duplex Council responsibility (expense) and what is unit owner's responsibility (expense).
 - We need to research a possible addendum on the documents that may clarify pests such as ants, etc.
 - Peter provided clarity regarding unit owner boundaries within the unit
- At the regular November meeting, there will be a Vote to raise the Home Owner Association Fee (HOA) for 2022 by \$12 (recommended by the Directors) per month or \$25 per month (recommended by some concerned unit owners)

Item #3. Trees, Power Washing, Gutter Cleaning.

- Milna opened the discussion regarding improving service from Elite
 - Theta and others commented that service responses are inconsistent
 - Theta pointed out that unit owners may do well to keep their Directors apprised of issues that have been given to Elite.
 - Theta pointed out that Elite works for us
 - Peter commented that the board has the tools to follow up on items and hold Chris more accountable, but these tools are not fully utilized. For example the calendar, which the board has voted to adopt reminds the Board that the Landscaper, and the president of Elite are to meet with the Board at different times of the year. Some of the problems that owners perceive as being unresolved could be addressed at these meetings. For 2022, We are collecting a list of all Duplex that require service:
 - Unit owners requiring trees trimmed or removed should email notices@waldenwoodsct.com
 - Dead trees, or trees that are brushing up against roofs, sidings or windows are included
 - Please use Subject line in your email: "Add to Duplex Tree List."
 - Complete no later than Feb 28, 2022
- Because gutter cleaning was limited to homes that are along tree lines, we increased the 2022 budget to have most or all unit gutters cleaned.
- Because Siding washing was limited to homes that were the most unsightly by Elite's standards, we have the 2022 to have most or all unit sidings washed.