

# Aspetuck Condominium Association, Inc.

## New Milford, Connecticut 06776

Board of Directors Meeting  
March 26, 2013

Present: Jim Tupko, Amy Farquharson, Cynthia Leveille, Daryl Williamson, Marc Andreotto, Helen Gardner, Judy Kriegl & Georgie Machado, Accolade Property Mgmt.

Absent: Wayne Thorpe, & Rick Steiger

The meeting was called to order: 7:15pm

Hearings: a fine hearing was scheduled for Unit 127/More for riding a snowmobile on the premises. The unit owner(s) did not show for the hearing. The Board voted unanimously to fine the unit \$50.00 for the Rule violation.

The 2.26.13 meeting minutes require corrections. On page 4 correct Jim Tupko's name and correct Smialak unit number. Amy Farquharson made a motion to approve the minutes with corrections, Judy Kriegl second the motion, all in favor.

The DRAFT annual meeting minutes were approved for release and will be approved at the next annual meeting.

Collections were reviewed.

Financials were reviewed.

A review of the CL&P lighting program was reviewed and Marc advised the Board members of his investigation of the program and recommends moving forward with it. It was also noted the lighting includes interior lights that are on the house meters. Judy Kriegl made a motion to approve the project, Helen Gardner second the motion, all in favor. Management will contact JK energy and schedule a walk-through of the property to confirm the number of lights and in addition will have them add the common hall lights, clubhouse and laundry room for the program. Management will also clarify replacement; who to call if there is a problem and the time frame for replacement.

Management presented a DRAFT of Maintenance, Repair and Replacement Standards for Board review. These standards are recommended to be modified and reviewed by the attorney. Once reviewed by the attorney they will go to the unit owners for Notice & Comment. This will hold unit owners responsible for items they are to maintain repair and replace and assist in decreasing the need for claims through the Associations insurance policy in addition to enable the Association to charge back for the deductible in the event a unit does not follow the standards causing a claim under the Association policy. Marc requested a copy of the kick plate heater notice as his mother owns a townhome and will ensure the unit is in compliance as they are a fire hazard.

While working on the preliminary Draft of the standards Management commented on the attic storage areas that require the floors being installed. In reviewing the documents it was noted the attics of the garden buildings were not originally designated as "attic storage". This decision was

made during the construction period and the Declaration was modified state such. The issue was although the attics were designated as storage the flooring was never completed. With this information it is unreasonable to expect unit owners to maintain, repair and replace an area that was not completed when they were designated as storage. The suggestion was the Association put specifications in place and floor the attics. Once completed the unit owner will then be responsible to maintain, repair and replace any aspect of the area that gets damaged. The questions rose as to how would the unit owners that have replaced their attic floors be handled. The discussion was the storage bin would require inspection and if they can provide a receipt for the work that was completed by a licensed and insured contractor the Association would credit their account for the cost involved. The consensus, although some members feel the garden buildings are receiving all the maintenance was to move forward and start the process to avoid a liability issue for the Association as a whole.

Management also advised there are "loop holes" in the Rules that were revised in November 2012. Authorization was requested to modify them and present back to the Board. The Rules also should be sent to the attorney for review. Both the maintenance, repair & replacement standards and the Rules are non-routine services and will be invoiced for time involved. When the documents are revised to current State Statue these items will have already been completed. The Board approved unanimously to move forward. They will also email Management with their suggestions for the Maintenance, Repair & Replacement Standards.

A discussion ensued regarding confidentiality of Board members. There are topics discussed at board meetings that should not be shared with residents.

The dumpster enclosures require repair. Management will work on this.

A discussion ensued regarding all the funds being spent on the garden buildings while the townhomes have had no work or updates to the buildings. Management recommended board members put thought into what is needed for the townhomes. Any/all items can be reviewed at a meeting late summer and voted upon to be budgeted for 2014.

The meeting was adjourned at 9:00pm.