​**Duplex Council Meeting
November 14, 2016**

Attending: 2 Directors and 3 Residents and one guest; Total: 6

The meeting was called to order at 7:05p.m.

1. Door Jam Project:

Front Door Jams were painted for all the members of the council. Several people emailed that they thought they did a great job. One resident was concerned that they painted over some tap on the door frame and left it there. Another resident indicated they missed an inch at the bottom of the door. These issues will be addressed. Otherwise, no issues and residents were pleased.

1. Budget:

Copies of the budget were handed out to residents who attended. We discussed some of the changes. We are still waiting to hear about Insurance and a quote for mosquito spraying. Chris hopes to have an answer by our Budget Meeting on November 22. We hope all residents will plan to attend. Our dues will be going up $5.00 to offset rising costs of essential line items.

1. Landscaping:

Mark Stupcenski from Russo attended. He shared several proposals:

1. Nine units that need drainage work to prevent erosion ($546.03).
2. Cut back and shape Pine Trees and Fir Trees behind the sidewalk along Walden Meadow from Haskins to Marble Faun. (not budgeted) ($9,475.79) Could this be a 3-year project?
3. Mulching for 2017 (budgeted) ($9,252.45)
4. Replacing dead bushes in the council ($578.54)
5. Clean up work along the wooded border from Scarlet La and the back of Rhodora. This will be discussed and shared 50/50 with TH Council if approved. ($1,052.78)

Due to budget constraints, we will discuss what proposals we can approve based on need and available funding. Mulching has been approved.

Plowing is coming up soon. The “priority list” for emergency plow outs needs to be small. They will continue to rotate where they start plowing. We discussed the parking of the bobcats in TH and DC. We recommended parking two by the tennis courts which is Conservancy and two in the DC lot. Parking happens between December 1 and March 30. Fall cleanup was started with 2 visits. Russo will be back next week for a big visit and then the final clean up to come the following week. We want to be sure the gutters have been cleaned before the final clean up.

1. Upcoming events
	1. Budget workshop on November 22.
	2. Holiday Party for Adults is December 3rd, 7-10PM, Meeting House.
	3. Holiday Party for the kids is Sunday, December 4th, 2-4PM at the Meeting House. Santa will make an appearance!
2. The Duplex Council Directors wish all the residents a very Happy Thanksgiving!
3. Other issues or concerns from residents: None were reported.
4. Final **December 15 meeting will be cancelled**. Directors encourage all residents to **attend the November 22 Budget Meeting**. Happy Holidays!
5. Adjourned at 7:52PM.

Minutes respectfully submitted by Kathleen Tracy