**Duplex Council Meeting**

**February 20, 2024**

**Attendees:**

Directors: Roland Bernier, Fred Moffa, Beth Holcomb

4 additional Unit Owners in attendance

**Meeting opened at 7:03 p.m.**

**Old business:**

1. Deck project final phase (Dunbar and Haskins) scheduled to begin June 2024
2. Power washing scheduled for May/June timeframe
   1. Chris will do a walk-around to identify where this is needed
3. Landscape and tree work will be scheduled for spring or fall
   1. Chris plans to walk around with Evergreen Tree Service in spring to identify where work is needed

**New business:**

1. Walden Woods Board has voted to convert the pool area tennis court to 3 pickle ball courts
   1. Plans to do this in the spring
2. 20 Haskins Road has drainage issues similar to what was experienced at 30 Marble Faun last year. Plans are in place to reroute drainage to street drains in a similar manner.
3. In order to maximize our Reserves investments, your Duplex Directors instructed our Walden Woods treasurer to invest $200k into a 6-month CD. This will yield approximately 5% interest and will still provide funds that will be needed for pending projects when they are needed.

**Unit Owners’ Forum:**

1. Unit owner at 19 Marble Faun reported sap on deck that has been difficult to remove. This has been previously reported by others.
   1. This is most likely due to pine trees that are too close to decks and homes. We will consider plans to remove these.
2. It was reported that some unit owners are not removing their Christmas lights in a timely manner.
3. It was also noted that fire hydrants on Walden Meadow Road are not being dug out after a snow storm.
4. Concerns were raised over a girl canvassing the neighborhoods selling girl scout cookies. When no one was home, she placed a card on the door with contact info.
   1. While we do have a policy against this, those outside the community are not necessarily aware of it.

**Meeting adjourned at 7:31 p.m.**