**Duplex Council Meeting**

**July 19, 2022**

**Attendees:**

Host: Peter D

Directors: Roland Bernier, Tom Schuck

Unit Owners: Barb D

**Meeting opened at 7:06 p.m.**

**Old business:**

1. Confirmed that bush trimming had been done on Scarlet; most likely rest of Duplex as well; no issues reported
2. Confirmed that driveway crack ‘n seal project has been completed with no issues reported
3. Roland gave a brief update on the progress of the Conservancy Board’s review of proposed updates to the Walden Woods Rules documents.
	1. The review of the Main Rules document has been completed and sent back to the Documents Committee for some cosmetic work such as renumbering of sections.
	2. Next stage will involve Board review of the proposed Maintenance Standards document.
	3. Due to potential summer vacations of Board members, this may not resume until September. Topic will be raised at July Conservancy Board meeting.

**New business:**

1. None

**Unit Owners’ Forum:**

1. Barb expressed concerns over the schedule for lawn watering and that it may be running too frequently. Chris is checking with Butler on this.
	1. Roland noted that Butler management will be attending the July Conservancy Board meeting to discuss current performance and answer any related questions.
2. *Post-meeting note: Tom reported that Titan Construction has promised to deliver a final quote for Marble Fawn deck replacements by September 1, 2022.  Titan Construction has stated that due to the number of homes on Marble Fawn (38 compared to 24 on Scarlet),* *they would likely perform construction in two phases – spring and fall.*
3. *Post-meeting note: Financial Summary from Tom*
	1. *To date, the final cost of replacing Scarlet Lane decks, including all structural repairs is $183,336, Compared to our budget of $209,500.*
	2. *Calls for replacement of decaying boards in Marble Fawn, Haskins and Dunbar is lower than expected for the first 7 months of 2022, as are calls for general maintenance.*
	3. *If this trend continues, we are on target to shave $2 to $3 off the 2023 HOA increase, from $12 increase to $10 or $9 increase.*
	4. *Well Done to all of us!*

**Meeting adjourned at 7:14 p.m.**