



The Common at
Sinnott Farm

www.sinnottfarm.com

Homeowner's Association for:

Quail Run | Spice Bush | Arrowwood | Spring Hill | Timothy Lanes

**The Common at Sinnott Farm, Inc.
Executive Board Meeting (Virtual)
October 19, 2023
6:00 p.m.**

MINUTES

In Attendance: Jonathan (Jonny) Baranowski, President
Patrick DeLorenzo, Vice President
Wayne Wnuck, Treasurer
Diane Prescod, Secretary
Julius Prescod, Director

Sentry Management: Kelli Jackson was unavailable due to an emergency.

Homeowners Present: Sue Petke
Clark Winchell
Deanne Lawrence
Dave Rosen
Chris and Kathy Rohrs
Orlando Hugget
Camara Bando

Call to Order:
The meeting was called to order by President, Jonny Baranowski, at 6:11 p.m.

Minutes:
Diane Prescod stated that the minutes of the July 13, 2023 meeting were approved via email and posted to the website.

Financial Report:
Wayne Wnuck reviewed the financial reports provided by Sentry and pointed out that the September report has not yet been reconciled. We currently have \$14,247 in checking, \$112,512 in Reserves, Money Market, (which reflects partial payment for micro-surfacing), and \$5,099 in the Money Market. Wayne noted that we had saved on electricity by using a third-party provider. We are still waiting for the \$200 credit for the attorney fee from the July meeting that Sentry is supposed to pay. When all income and expenses are totaled, we should have a surplus of approximately \$1,044. We are significantly over budget in the areas of postage and copy/print/supplies from Sentry. Both areas are currently being looked at in an effort to ascertain the reason, reduce cost and improve planning for next year.

Committee Reports:

Beautification Committee – Deanne Lawrence, chair, provided the report. Planned work on the lilacs will be done when the plants go dormant. No additional news to report.

Welcome Committee – Jeff Olmstead, chair, was not able to attend the meeting, however, he emailed his report. We have new neighbors at 36 Arrowwood Lane. He was unable to reach them by phone so he composed a welcome letter which he sent via USPS along with a copy of the Homeowners' Guide.

Bylaws/Covenants Committee – Diane reported that the committee received and approved only one request for the installation of a storm door, window replacement and column restoration for one home.

Website – Julius reported that he continues to check the website regularly and updates as necessary. A suggestion was made by a homeowner to create a link to meeting agendas where the meeting dates are listed. This was completed. Agendas are also posted under the Executive Board, Members and Meetings tab.

Paving Committee – Wayne reported that the roads were resurfaced on October 2 and 3. Prep work included replacing 5 catch basins, milling and repaving a patch at the bottom of Spring Hill, crack sealing and removal of grass anywhere in the roadways. He acknowledged that there were some issues with rescheduling due to weather conditions and some folks were inconvenienced as a result. Some folks have asked about the appearance of the lanes which Wayne stated would improve over time. The final cost for all 5 lines was \$134,000 (a significant savings as we were able to work with the Town to use the same contractor) which has not yet been paid in full. This will leave approximately \$60,000 in reserves. There should be no substantial road expenses for about 5+ years so we can continue to build up our reserves for future projects.

Unfinished Business:

Insurance (3 policies) – Wayne explained that the 3 policies were: Commercial Crime Bond which protects the Association against malfeasance on the part of the management company. This is a typical policy for an Association to carry and costs \$548/yr. The Directors and Officers Liability policy protects board members and costs \$1,072/yr. The third policy we carried covered the private home and property of a former Board member who served as Association Treasurer before we had a management company. This policy's cost was \$500/year but was no longer required so it was cancelled in August of this year and a small refund was received. We need to replace liability coverage for the common areas (30+ acres). We are currently evaluating 2 quotes we have received but whichever one we choose will result in an increase in our insurance costs of about \$1,000/year. We will be insured for up to \$2 million.

Number of Meeting Property Manager Required to Attend – Diane reported that she was able to clarify this with Kelli – the total number is 6 – 4 quarterly meetings, 1 budget meeting, 1 annual meeting.

Postage Charge from Sentry – Diane is currently working on this with Brittney from Sentry. It involves a 3-page mailing sent in late December or early January that details various ways to pay maintenance fees. It is our contention that we did not request this mailing and so should not be responsible for any costs associated with it.

Gmail Account – Julius explained that, because of the access difficulties, the Gmail account is no longer being used. Any emails sent to that account will go to Jonny. The emails of all Board members are on the website so homeowners can contact any Board member directly.

Trees on Timothy Lane – Wayne had an arborist from Sav-A-Tree look at the pines. His recommendation is that they be removed because they are beginning to show disease, are not allowing the other tree to properly grow, and will continue to get larger and larger. We have an estimate of \$800 to remove them and grind the stumps. Two folks from Timothy Lane spoke up against removing them. The Board feels that removal is appropriate, Patrick will speak with neighbors on Timothy Lane and send additional information regarding the estimates.

New Business:

No Soliciting Signs – This was an idea in response to complaints about solicitors knocking on doors, however it was decided not to pursue posting signs because they would likely have to be posted on each lane and would probably be ignored anyway. Diane stated that she has told solicitors that there is no soliciting on our private lanes and those she has dealt with have left without incident.

Pond Committee -Jonny explained that a committee will be formed to research options for the pond. A template will be created with requested information for each option. The Board would like people who are both for and against doing something with the pond on the committee in order to have the most balanced and objective report possible. Members will be solicited via sign up sheet at the annual meeting.

Administrative Items:

Management Report – All items here were discussed prior.

Correspondence – Only correspondence listed was email regarding the number of meetings the property manager is required to attend.

Resale Report – 36 Arrowwood Lane was sold.

Annual Calendar – The Annual Meeting will be held on Thursday, November 9, 2023 at 6:30 in the Community Room at the Bloomfield Police Department.

Owners' Forum:

-Chris Rohrs stated that he believed that planning and execution of the paving project were excellent and extended his thanks to the Board. In addition, he stated that the brush hogging/mowing look good and again extended thanks and appreciation to the Board.

-Clark Winchell asked about the mulch around the trees on Deerfield. SJN still has not moved the mulch away from the base of the tree trunks – having the mulch mounded there is harmful to the trees. Jonny stated that he had spoken to them but that he had not checked the work. Deanne stated that she noticed the same thing. Jonny replied that he will speak to them again.

-Orlando Huggett stated that the pond looks good since the brush hogging. He asked about tree branches blocking the streetlight at the entrance to Quail Run Lane. Wayne responded that the Town

was contacted and the work was done. Orlando also reported that roots from the pine near the transfer box in front of his house are growing into the box. Jonny said he would look at it.

-Camara Bando suggested that the time for brush hogging be changed and be done closer to summer to control growth and insects. She felt that the job was not well done and further suggested that brush hogging be done twice a year rather than once and that if the growth was less, the cost would be less. Wayne stated that the charge would be more as SJN would be performing the service twice. He further stated that in his opinion the brush hogging looks good – the job was well done as they went right up to the edge of the pond and cut everything back substantially.

-Camara also stated that the area around the park needs to be trimmed and cleaned for safety purposes. Jonny replied that clearing out that area would be a major project that would involve removing several trees and very thick vegetation. A further question is whether that area belongs to us or to the Town.

-Deanne Lawrence agreed that brush hogging looks good. She further stated that she knows that the job of the Board is not an easy one and feels that Board members are doing great work. She also stated that there is excellent communication with the community.

-Suzanne Petke offered that No Soliciting signs had been posted in the past but had not been effective.

Executive Session:

The Board adjourned to Executive Session at 7:32 p.m. and concluded at 7:48 p.m. No votes taken.

Adjournment:

The meeting was adjourned with a motion made by Julius, seconded by Patrick, and passed unanimously at 7:49 p.m.

**Respectfully submitted,
Diane Prescod
Secretary**