



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. (CSF)
Executive Board Meeting
October 6th, 2020
6:00 p.m.**

MINUTES

In Attendance: Syed Hussain, President
Deanne Lawrence, Vice President
Lisa Terlecky, Treasurer
Michael Comperatore, Secretary
Lesia Comperatore, Director

Chris Weiland, Vision Management

Absent: None.

Homeowners Present: None.

Call to Order: The Zoom meeting was called to order by President, Syed Hussain, at 6:05pm.

Homeowner Comment: Jeff Olmstead notified the Board that there is a dead tree in the cul-de-sac of Spice Bush that will need to be addressed.

Minutes: The meeting minutes from September were approved unanimously.

Financial Report

We are slightly under budget at this point but based on projections we will probably end up over budget by the end of the year. Everything looks good otherwise on the budget.

Manager's Report

Wintonbury Land Trust: The Board met with Vic Henderson on September 19th. Vic went over the map of the area to figure out what is owned by the trust and owned by the town. Some areas that need addressing are owned by the town; the trust will work with us to help maintain the areas owned by them. Another trust member, Ron, will work with us on this. We are meeting with Ron from WLT for a walk-through next month.

Entry Irrigation: Vision will schedule with the MDC to remove the water meters at both sides of the main entrance and have the systems winterized this month.

Unregistered Vehicle: 23SH & 16QR have had an unregistered car on their property. Bloomfield planning and zoning sent each home a letter regarding the cars. 16QR informed the town that they would park the car in the garage. The car on 23SH was towed in coordination with the homeowner (not the owner of the car).

Brush Cutting – Pond: SJN told Vision that they finished brush cutting in the area around the pond. There is a spot uncut noticed by homeowners that Vision will bring to SJN's attention. There is also an area in front of the pond on Deerfield that is normally mulched that needs to be addressed.

8/4/20 Storm Damage: Leafing Out removed both trees from the Arrowwood cul-de-sac.

Lawn Complaint – Arrowwood: There have been complaints regarding lawn upkeep on a house in Arrowwood. There are currently no rules regarding appearance of the lawn, only length. This may be something that the Board should consider.

Paving Specifications: We will be performing crack sealing on Timothy and repairing the large pothole on Arrowwood.

Pavement – Spring Hill:

Service Requests: None.

Correspondence Report

Received:
Lisa Roland to CSF Gmail account.

Sent:
16QR – RE: hearing.

Alteration Requests

15SH – RE: propane tank, approved.
17QR – RE: roof, approved.

Committee Reports

Beautification: The committee has planted three azalea bushes (2 Timothy, 1 Spice Bush) and mums on all street beds, entrance bed and the two beds at Deerfield and Ryefield. They have

also come up with action items for future improvements.

Covenant: please see above alteration requests.

Welcome: none.

COVID-19 Feedback

There is no new feedback to report.

Fees for 16QR: The homeowner from 16QR will be sent a certified letter informing her of CSF's intention to begin issuing a weekly \$25 fine until the clutter in her yard is addressed. The homeowner did not attend her hearing at 5:30p before the meeting. The fees will begin on October 19th.

Bylaws Water Subcommittee Update: The Board received the water subcommittee's report, which was thorough and well-organized. The Board thanks the committee for the time and care put into the report. Lisa put together and presented figures of the savings expected if the unused meters at the islands were capped. We could save money both on monthly rental costs from MDC as well as irrigation costs from SJN. A vote was called to cap all of the meters except for the two at the entrance.

Members voting in favor: Lisa Terlecky, Deanne Lawrence, Michael Comperatore, Lesia Comperatore
Members voting against: Syed Hussain

Homeowner Comment Period 2: none.

Executive Session: The Board went into executive session at 7:58pm and concluded at 8:04pm.

The meeting was adjourned with a motion that passed unanimously at 8:04pm

**Respectfully submitted,
Michael Comperatore
Secretary**