



The Common at
Sinnott Farm

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Homeowner's Association for:

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

**The Common at Sinnott Farm, Inc. (CSF)
Executive Board Meeting
August 4th, 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 6:04pm.

Homeowner Comment: Deanne inquired as to what types of homeowner projects require an alteration request approval before beginning. Syed stated that according to the bylaws, substantial projects need approval. For example, building or replacing a deck. Small projects like repainting a railing in its original color do not require approval. As a reminder, when in doubt please seek approval for home alterations.

Minutes: The meeting minutes from June passed unanimously.

Financial Report

As of the end of June we are at 48% of the budget, which is slightly under budget. We are over budget on tree removal due to unanticipated fallen trees that required removal. Lisa brought up the proposed increased distribution rate increases from Eversource. If the government does not intervene, this will likely result in us being over budget this year for electricity.

Manager's Report

Wintonbury Land Trust: Vic Herson, president of the Wintonbury Land Trust, joined the Board meeting to meet the Board and speak about their organization. The mission of the organization is conservation of open space and promotion of natural resources. They own about 350 acres of land in Bloomfield. Some of their land is used for farms, some for hiking trails, with the rest being allowed to remain natural. They own about 30 acres of land adjacent to Sinnott Farm which is in the latter category. It begins on the perimeter of North Ryefield Hollow. It was gifted to them by the developer who built our neighborhood.

We originally reached out to the Wintonbury Land Trust because the land that they own on the perimeter of N. Ryefield Hollow has become overgrown in some spots and reduced the sight line on the road. The town will typically only address growth that goes into the road. Syed, Lisa, and Lesia related the line of sight issues on N. Ryefield Hollow from the perspective of a driver and a pedestrian. Vic suggested that a Board member or two meet with members of the Wintonbury Land Trust onsite to review the brush growth and line of sight issues. Before Vic signed off from the meeting, everyone agreed that this was a good idea. The Board thanked him for his time.

Entry Irrigation: The irrigation subcontractor stated that to blow out the system in the fall would be \$120. This would result in a balance of \$980 with SJN that would normally be used for irrigation that could now be utilized to perform other projects.

23 Spring Hill Vehicle: Other neighbors (27SH) are now calling about the vehicle as well and want it removed. The police department said this is a planning and zoning matter. Vision contacted the Planning Department to find out what the process is for filing a complaint and what the town can do. They said they will inspect the property and if there is a violation of the vehicle, they will send the owner a letter. If needed they can impose fines.

Brush Cutting – Pond: the pond is scheduled for an annual brush cutting within the next week or so.

Paving Specifications: if the Board still plans on obtaining contractor estimates for paving before the 2021 budget draft, CSF needs to make a timely decision on hiring an engineer to draft the specifications.

Service Requests: None.

Correspondence Report

Received:

27 SH – RE: unregistered car parked on driveway.

77AW – RE: abandoned tire in common area.

MDC – RE: questions.

35SB – RE: COVID payment plan request.

Sent:

None.

Phone Calls:

22QR – RE: break-in.

Alteration Requests

17QR – Tree Removal: approved

Committee Reports

Beautification: none.

Covenant: One approved alteration request.

Welcome: none.

COVID-19 Feedback

There is no new feedback to report.

Repavement Engineering Specs: at this point in the call, Lesia and Michael lost connection due to the storm. The remaining Board members discussed the feasibility of the intended schedule of repaving Spring Hill in 2022. The decision must be made soon because we will need to hire an engineer to provide us with specifications to use when we are soliciting bids. Time became an issue due to Chris's limited connectivity and phone charge, so the topic was tabled for next week.

Homeowner Comment Period 2: None.

Executive Session: The Board went into executive session at but the time was not able to be recorded due to technical difficulties.

The meeting was adjourned with a motion that passed unanimously at 8:18 p.m.

**Respectfully submitted,
Michael Comperatore
Secretary**