



The Common at  
**Sinnott Farm**

[www.sinnottfarm.com](http://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  
September 7<sup>th</sup>, 2021  
6:00 p.m.**

**MINUTES**

**In Attendance:** Deanne Lawrence, President  
Lesia Comperatore, Vice President  
Lisa Terlecky, Treasurer  
Michael Comperatore, Secretary

Chris Weiland, Vision Management

**Absent:** None.

**Homeowners Present:** None.

**Call to Order:** The Zoom meeting was called to order by President, Deanne Lawrence, at 6:03pm.

**Homeowner Comment:** 22SH reported that they plan on having a tag sale on 9/25.

**Minutes:** The minutes from August's meeting were approved unanimously.

**Financial Report:** The MDC bills are still not reconciling with Lisa's records. Vision's July financial report appears to be overreporting the charge. Also, Vision's records from July include charges for materials that appear to be from last year's annual meeting. Lisa would like clarification as to whether they are in addition to the charges displayed last year.

**Mark, who does the financials, will follow up.**

## Manager's Report

**Crack Sealing:** The contractor is going to come out and examine each street to quote them individually. The Board is also wondering about sealing around the catch basins since some of them may be at risk. **Chris will provide this information to the Board.**

**MDC Invoices:** Included in Old Business.

**Tree Work:** Leafing Out provided us with a quote for the work below:

- Spice Bush island - dying Hemlock tree - should we remove or prune out all the dead wood? Quote with your recommendation. **Vision will follow up with Leafing Out to find out recommendation.**
- Deerfield - tree damage on side (just past Timothy) - clean up
- Deerfield - two smaller dead trees - remove
- Ryefield Hollow N @ Deerfield (by Spice Bush bed)
- Ryefield Hollow N @ Entrance (by stop sign bed)
- Arrowwood, 1 tree down at each island. (Leafing out quoted \$250 plus \$100 to stump grind)
- Timothy, on right as enter, 2 dead trees – remove

We are going to remove the declining Ash tree on Spice Bush, the two dead Ash trees on Deerfield, the two dead Ash trees at the beginning of Timothy, and the two dead Ash trees on Ryefield near Spring Hill. We are not going to grind the stumps at this point but if necessary we can next year. We have already removed and stump grinded the two trees that fell on the Arrowwood islands during the storm. The total is \$1732.55. The Board approved this expense.

**Open Burning:** Per the Bloomfield Fire Marshall, there is no burning allowed in town, permits are not issued. The only burning that can be done is for cooking or a covered fire pit on a patio during non-dry times.

**Chris will contact 33QR to alert them of this law.** (*actually Spice Bush, mistake in minutes*)

**Island Seeding:** We have received quotes on seeding the islands and performing other work. We are going to have Arrowwood North, South, and Spring Hill seeded with topsoil. We plan on budgeting to have the mulch bed on Arrowwood North extended next spring. The total cost for the seeding and topsoil this season will be \$1200, for which our credit with SJN will be used at no extra cost.

**Arrowwood North Island Landscaping:** SJN and Vision recommended that we move the front mulch bed back before expanding it. Otherwise, the plows will no longer be able to place snow there in the winter and it will pile up in the street. Lisa volunteered to move her bed back to bring it in line with the rest, solving the issue.

**Service Requests:** None.

## Correspondence Report

Received: None.

Sent:

5QR – Re: on street parking  
16QR – Re: car violation follow-up  
33QR – Re: noise warning

### **Alteration Requests:**

None.

### **Committee Reports**

Beautification: The plan is to plant mum in the Fall.

Covenant: currently reviewing the process of taking action on repeat offenders. They will get back to the Board with any proposed changes in order to allow homeowners to vote on them in November.

Welcome: None.

**Vision Contract Renewal:** Vision's contract is up for renewal this year. **Chris will send the Board an updated version of the contract for review prior to the October meeting.**

**Annual Homeowner Meeting:** While preparing the budget for next year, Lisa suggested we could remove the last two MDC meters from the entrance in order to save around \$1000 next year. During the informational meeting, the Board would like to stress certain points such as the importance of checking the website for current communications. We are also concerned about volunteers to serve on the Board. This past year the Board operated with only four members. Two members will be coming off of a four-year term at the end of this year, which will only leave two remaining if there are no volunteers.

**Homeowner Comment Period 2:** None.

**Executive Session:** The Board went into executive session at 7:37pm and concluded at 7:45pm.

The meeting was adjourned with a motion that passed unanimously at 7:46pm.

**Respectfully submitted,  
Michael Comperatore  
Secretary**

### **September Takeaways for Vision Management**

- Mark: follow up on MDC and charges from 2020 annual meeting
- Ask Leafing Out's recommendation for hemlock tree
- Obtain crack sealing/roadway repair quote per lane
- Contact 33QR to inform them that burning brush is illegal (*actually Spice Bush, mistake in minutes*)
- Send the Board an updated version of management contract to review before October meeting
- Contact town regarding asphalt covering catch basins
- Follow up with Wintonbury Land Trust regarding trees at entrance

- 16QR – follow up regarding garage doors and trash bins

