



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.
Executive Board Meeting
January 15, 2014
6:30 p.m.

MINUTES

In Attendance: Ann Hanks, President
Diane Prescod, Vice President
Penny Jackson, Treasurer
Maria Stonecipher, Secretary
Myron Stewart, Director
Pat Williams, APM

Call to Order: The meeting was called to order by President, Ann Hanks at 6:30pm.

Guest of Board: Kevin Salter was available to answer questions about snow removal and ground maintenance.

Regular Session:

-Public Participation - Discussion of letter written by a homeowner asking the board to write to Town Manager, Phil Schenck about taking back Sinnott Farms roads.

-Agenda – Emailed to board before meeting.

-Minutes – A motion to approve the minutes of the November 20, 2013 Annual Meeting was made by Penny Jackson and seconded by Diane Prescod. The board voted to accept the minutes.

-Financial Reports – The financial reports for the month-end December 31, 2013 were reviewed.

Checking	\$ 22,173.07
Savings	\$ 28,805.61
CD	\$ 25,301.95
HOA Receivables	\$ 9,693.80
TOTAL	\$76,495.66

Penny Jackson, treasurer, reviewed the financial plan as well as laying the foundation for a 5 year plan that consisted of community road paving, landscaping, catch basin replacements, crack sealing and pond maintenance. Additional research and estimates will be obtained in the spring. The board is planning to use a monthly meeting in the spring to work on budget review and development of a 5 year plan. Penny also shared that the final MDC cost was \$3274. This was less than the \$3500 budgeted.

Old Business: - Cl&P replaced the light bulb at the entrance with a brighter bulb but this did not help illuminate the entrance sign. It did help with making the entrance more visible. The town objected to the additional cost so we will offer to pay the additional cost to keep it brighter.

New Business :

- A. **CAI Renewal** – The board received input from Diane Prescod and Ann Hanks. They both agreed that the information from this organization was geared more for condo communities that had more shared facilities. The board voted to not renew.
- B. **Snow Removal Discussion** – Kevin Salter joined the board meeting and answered questions about community snow removal. Problems that have caused homeowners to complain were discussed and additional background information was obtained.
- C. **Correspondence Report** – No Comments or questions.
- D. **Next Meeting** – The next meeting will be at the home of Maria Stonecipher, 1 Timothy Lane, on February 19th at 6:30pm.

Committee Reports:

- A. **Welcome Committee** – No new homeowners.
- B. **Irrigation and Property Maintenance** – No report.
- C. **Website** – Diane Prescod will be taking over this responsibility.
- D. **Bylaws/Covenant** - Last meeting was held on Saturday, January 11. The committee with the help of Pat Williams is moving forward to create a document of rules. The committee considered the request of three homeowners to make changes to their property.

The meeting was adjourned to Executive Session at 7:46pm.
Adjourned from Executive Session at 7:58pm.

A motion was made by Penny Jackson to have Pat Williams respond to a homeowner about her appeal of the Covenant Committee's decision. The motion was seconded by Myron Stewart. The board approved the motion.

The meeting was adjourned with a motion made by Ann Hanks, seconded by Maria Stonecipher, and passed unanimously at 8:00 p.m.

Respectfully submitted,
Maria Stonecipher
Secretary