



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
July 17, 2013
6:30 p.m.**

MINUTES

In Attendance: Ann Hanks, President
Diane Prescod, Vice President
Penny Jackson, Treasurer
Bobby Woods, Director
Pat Williams, APM

Unable to attend: Maria Stonecipher, Secretary

Call to Order: Ann Hanks called the meeting to order at 6:34 p.m. There was a quorum with 4 of 5 Board members present.

Regular Session:

-Public Participation - None

-Agenda – Discussion of Bylaws Committee by Leslie Woods was moved to Item I on Agenda.

-Minutes – Bobby made a motion to accept minutes of May, 2013 meeting seconded by Ann. Motion passed.

-Financial Reports – The financial reports for the month-end June, 2013 were reviewed. Although there is a large amount in the checking account at this time, we have some expenditures coming, therefore it was decided to wait another month before making a decision on moving any money into Capital Expenditures/Reserve Savings.

Penny made a motion to combine Capital Expenditure Savings and Reserve Savings, seconded by Diane and passed unanimously.

As of June 30, 2013:

Checking	\$29,855.91
Capital Expenditure Savings	\$ 7,159.08
Reserve Savings	\$20,327.50
CD	<u>\$25,301.95</u>
TOTAL	<u>\$82,644.44</u>

-Old Business –

-Light on Ryefield and Terry Plains – Pat will contact CL&P – they are supposed to place a brighter bulb in existing street light to see if that helps to alleviate the problem of not being able to see the sign at the entrance to the Common at night.

-New Business –

-New Items:

-Correspondence Report – no questions or comments

-Letter from Russo regarding payment from blizzard – Kevin Salter sent letter requesting that we pay the full amount – he does not care to accept the amount we sent. Ann made a motion to pay the bill, Penny seconded. The vote was three in favor, one against. Motion carried.

-Russo is proposing an additional crab grass treatment due to weather conditions. After discussion, it was decided that this would not be necessary.

-Review of Drive-Through – Pat provided a list that was discussed – improvement in many areas shown. Pat will continue to follow up with remaining issues.

-Review of installation of catch basins – The 4 completed look very good. Pat will check on timeframe for remaining work.

-Procedures for fining homeowners – Pat provided protocol for clarification

-Next Meeting – August 21, 2013 at 6:30 p.m. at 1 Timothy Lane.

Committee Reports

Covenant Committee – See information under Bylaws Committee

Website – No news to report

Streets and Sewers – Discussed under Review of installation of catch basins

Sprinklers, Irrigation – Discussed under Budget

Property Maintenance – No news to report at this time.

Welcoming Committee – Leslie reported that there have been no new homeowners that have been visited yet, however, there is a new renter on Spring Hill. Leslie and Brad Jackson will visit in the near future.

Bylaws Committee -Leslie Woods reported that Bylaws Committee has not met in quite some time. Leslie suggested it is time to reconvene that committee in an effort to provide some clarification for some areas. Leslie gave the example of commercial signs in yards and when that is permissible and when it is not and where the rule is posted, if in fact it is. Leslie informed the Board that she will be calling a meeting of the committee soon.

Leslie stated that the Covenant Committee is separate from the Board of Directors and posed the question of whether or not the Bylaws Committee should take on some of the responsibilities

currently under the purview of the Board as Covenant – it is difficult for the Board to be the arbiter in a dispute if the members are making decisions. Leslie will ask the members of the Bylaws Committee if they would be willing to serve as the Covenant Committee as well.

The meeting was adjourned to Executive Session at 7:52 p.m.

The meeting was adjourned from Executive Session at 8:12 p.m.

A motion was made by Penny to accept the proposal from Russo to do some tree work, seconded by Ann and passed unanimously.

The meeting was adjourned with a motion made by Penny, seconded by Bobby, and passed unanimously at 8:19 p.m.

Respectfully submitted,

Diane Prescod, Vice President for
Maria Stonecipher, Secretary