

# Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS  
Video ID: 220 334 757 610 Code: RzSBCN  
Call In: 203-666-8107 ID: 553520120#  
August 24, 2025 at 6:00pm  
**OPEN SESSION – AGENDA**

**Attendance:** Wayne Albrecht, President, Diana Kinosh, Secretary, Erik Donovan, Director, Brian Bartholomew, Director, Stephen Philbrick, Jean Gracey, 82 Trotters Way, Samela

On behalf of REI: Lisa Sachen, Courtney Leblanc

**Call to Order:** 6:02

## **Proof of Notice:**

Wayne Albrecht, President, motioned to approve. Erik Donovan, Director, seconded the motion. All in favor. Notice posted at mailbox area, and sent from Production (included in BOD pkt)

## **Approval of the Minutes:**

W.Albrecht motioned to approve previous open BOD meeting held on 6.19.25(attached to pkt). E.Donovan seconded the motion. All in favor.

## **Management Report:**

Financials: July 31, 2025  
YTD Income: \$ 74,549  
YTD Expenses: \$ 66,018  
Operating Acct Balance: \$ 17,100  
Reserve Acct Balance: \$ 195,293  
1021- Long Term Capital: \$ 10,000  
1025 – Investment EJ: \$ 165,117

- Insurance on autopay paid in full discount, not missed bill.

## **Communication:**

- Absolutely no disrespect or excessiveness will be tolerated. Cease and desist order
- Board of Directors – This a volunteer position that is time consuming, and often thankless. Community involvement is essential to the success of the HOA as a whole.
- TF2 Posted Notice

## **Unfinished /New Business:**

- Communication with REI – Point person – Fees for excessiveness
- Insurance Renewal Proposal – Courtney emailed – increased price- W.Albrecht motioned to renew the insurance with increased price. Diana Kinosh, Secretary. All in favor.
- Catch Basin cleanings – had to wait for water to go down – 18 total, all needed to be done as they had not in years, clogged basins, some concrete repairs – will be billed back to TF2 once the agreement is signed for their share
- Basketball Court painting new lines – when paving is done- W.Albrecht motioned to approve renting drivable lift. E.Donovan seconded the motion. All in favor.
- Neighbor to neighbor disputes – REI will not get involved, including trees, no exceptions
- All contractors must provide proof of COI – with TFA and REI named as additionally insured – this is free for vendors, if vendor is not willing, they can't be used

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- Tree removal – may need professional survey done, and at owner expense if on their property, not HOA
- Better Blades Proposal Add'l work- W.Albrecht motioned to approve the additional work. E.Donovan seconded the motion.

## **Miscellaneous:**

- Replacement Basketball Equipment
- Letter sent to owners asking if they are rented, requesting tenants info, none received. Note: REI does not communicate with tenants. It is owner responsibility to provide rules and ensure adherence to. Owners responsible for tenant's actions, but can bill tenants back.
- Letter sent to 11 Hitchingpost regarding abandoned vehicle
- 18 Bridal – Dog off leash again – 2 complaints received
- Flag Etiquette – volunteers for flag care and training (REI suggesting Matt Cyr)
- 155 Trotters back yard complaint – email sent to owner- had a hole as well.
- 163 Trotters back yard complaint- letter sent to owner

## **Website Information:**

[www.torringtonfarmsassoc.com](http://www.torringtonfarmsassoc.com) Homeowners can access website via their computer and via cell phone. Updated frequently. Emails sent to BOD via link

## **President Report:**

TF2 Cost Sharing Update-  
Paving 5 year plan update – Alby's updated plan to be executed once TF2 signs

## **Treasurer Report:**

## **Recreation Committee Updates:**

- Movie Night – TF2 Invited
- Future Ideas/Plans

## **Homeowners Forum:**

Remind each owner they have 3 minutes to speak

**Adjournment:** W.Albrecht motioned to adjourn the meeting. E.Donovan seconded the motion. All in favor.

**Owner's Meeting Schedule for 2025 – 3<sup>rd</sup> Every other Thursday of each month, at 6:00pm via Teams video or call-in options, except annual will be held in person only on 11/20/25, location TBD.**

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***Note that items are added to the agenda up to and including the day of the meeting.***