

# Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS  
Video ID: 220 334 757 610 Code: RzSBCN  
Call In: 203-666-8107 ID: 553520120#  
April 17, 2025 at 6:00pm  
**OPEN SESSION – AGENDA**

**Attendance:** Wayne Albrecht, President, Diane Kinosh, Acting Secretary, Joe Brzoska, Treasurer, and Erik Donovan, Director

Geri and Rich Samela, Stephen Philbrick- online for owners  
Courtney Leblanc and Lisa Sachen on behalf of REI

## **Call to Order:**

The meeting was called to order at 6:02pm.

## **Proof of Notice:**

Wayne Albrecht, President motioned to approve proof of notice; Joe Brzoska seconded. Unanimously approved.

## **Approval of the Minutes:**

Approval of previous open BOD meeting held on 3/20/2024 (attached to pkt)  
W. Albrecht motioned to approve the previous mtg minutes, Erik Donovan, Director seconded, unanimously approved.

## **Management Report:**

Financials: March 31, 2025 – Not available at time of notice  
YTD Income: \$ 33,470  
YTD Expenses: \$ 25,002  
Operating Acct Balance: \$ 18,852  
Reserve Acct Balance: \$ 183,460  
1021- Long Term Capital: \$ 20,159  
1025 – Investment EJ: \$ 163,301

## **Unfinished /New Business:**

### **Miscellaneous:**

- Asphalt plan in 2026 budget
- TF2 Contact and Negotiation Update 48/52 split – waiting on TF2. REI contacted attorney to get resolution.
- Mailbox area painting – Wayne, Erik & Diana volunteered.
- Basketball Court Painting/Speed Bump Painting:  
W. Albrecht motioned to approve bid, E. Donovan seconded, all agreed, this will be done after crack sealing.
- Replacement Basketball Nets approved by BOD- J. Brzoska motioned to approve, Diane Kinosh, Secretary, seconded. All in favor.
- Shed Painting Discussion & Volunteer Interest – dates set, May 1<sup>st</sup> and 31<sup>st</sup>. Diane will post on website, more volunteers wanted.
- Pond Renovations – fountain aerator will be placed in May, scheduling in process.
- Better Blades quote to clear around pond: \$ 6397.  
BOD questioned if on contract. Tabled for investigation

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- Two drainage basins full near entrance – RFP's sent:  
Waiting for paving.
- Dryer Vent Cleaning and Recommendations due by 06/01/25, proof emailed to Courtney Leblanc [cleblanc@rei-pm.net](mailto:cleblanc@rei-pm.net) for safety. Courtney to provide vendor names and contact information for Diana to post on website.

### **President/Treasurer Report:**

Consider BOD meetings held every other month. W.Albrecht motioned to change BOD meeting schedule to every other month. E. Donovan seconded the motion. Unanimously approved. Revised dates will be posted on website and at mailbox area.

Paving 5 year plan- W.Albrecht provided update at his meeting with vendors.

### **Recreation Committee Updates:**

Spring Festival, May 3rd – Diana reported on final details of the event. Will submit a spreadsheet of final costs. REI will order some of the items on Amazon, and BOD will handle the rest and submit for reimbursement.

### **Adjournment:**

Motion to adjourn at 7:05 pm made by Wayne, seconded by Diana, unanimously Approved.

**Owner's Meeting Schedule for 2025 – 3<sup>rd</sup> Thursday every other 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 6/19, 8/21,10/16 proposed**