

Torrington Farms Association, Inc.

Monthly Board Meeting
Teleconference Meeting via TEAMS
October 17, 2024 at 6:00pm
OPEN SESSION – AGENDA

Attendance:

Gerri Samela (77 Trotters Way), Stephen Philbrick (10 Cantor Ln) ,Matt Cyr (90 Trotters Way), Jolene Lesniewski (35 Hitchingpost Dr), Sait Haliti (74 Trotters way)

Wayne Albrecht (President), Brian Bartholomew (Secretary), Erik Donovan (Director), Joe Brzoska (treasurer)

Lisa Sachen and Courtney Leblanc on behalf of REI.

Call to Order:

The meeting was called to order at 6:05pm.

Proof of Notice:

Included in BOD pkt. Wayne A. Motioned to approve the proof of notice Brian B. seconded the motion. All in favor.

Approval of the Minutes:

September 19, 2024, Meeting Minutes. Brian B. Motioned to approve the minutes and seconded, approved unanimously.

Management Report:

Financials: September 30, 2024

YTD Income: \$111,136

YTD Expenses: \$88,819

Operating Acct Balance: \$24,424

Reserve Acct Balance: \$159,466

\$ Long Term Capital: \$149

\$ Edward Jones: \$159,317

Reserve Study Proposal, Reserve Advisers, Jon Walker & Melissa Yocum – report received, and will be used for budgeting purposes moving forward. Electronic copies have been provided to the BOD.

Communication:

Trash cans need to be put away and out of sight. It also attracts bears.

CAR Applications – should revise, include instructions and post on website, discuss COI requirements & No signage allowed – still open agenda item

October 26th Fall Festival Update – Vendors signed up: Sip In Style, Pumas Precious Pieces, Kelly's Kandles, and Brother's Sugar House. TF2 invited to join as well, for \$5 fee.

Unfinished /New Business:

Board and REI Fall Walkthrough Follow Up

Halloween – TPD onsite 6:00pm-10:00pm, cost depending on rank of officer assigned, will not be assigned until 10/25, with cruiser

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Network Solutions – create new site – Update from Brian

Pond Maintenance – Wayne working with Pondering Creations, local out of Terryville

Asphalt Plan – To be scheduled once 2024 season closes with Dakota from DM Hock

Meetings to be held via Teams video/call option

Middle School \$100 – booked online

Town hall \$25 – application attached, needs to be booked in advance with

\$25 deposit check sent in, smaller room but will accommodate TFA

Annual Meeting booked at Town Hall room 215 on December 19th at 6:00pm, held in person only

Need to determine 2025 Meeting Schedule (Monthly Meetings/3 site visits per year)

Miscellaneous

Amended Rules and Regulations – Ari Hoffman, BOD must review first – still open item

Towing Option Discussion – Signs ordered – Company on hold, waiting to see how the 1st property goes in Waterbury.

Homeowners Forum:

Reminder each owner has 3 minutes to address their concerns.

Meeting Dates:

Thursday 11/21

Annual – December 19, 2024

Adjournment:

Wayne A. Motioned to adjourn the meeting at 6:23pm . Brian seconded the motion.