

Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS
Video ID: 220 334 757 610 Code: RzSBCN
Call In: 203-666-8107 ID: 553520120#
March 19, 2026 at 6:00pm
OPEN SESSION – AGENDA

Attendance: Wayne Albrecht, President, Michelle Jameison, Director, Erik Donovan, Director, Garrett, Treasurer, Roberta Albrecht, Joe Brzoska

On behalf of REI:
Lisa Sachen and Courtney Leblanc

Call to Order: The meeting was called to order at 6pm.

Proof of Notice:

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

Approval of the Minutes:

Approval of previous open BOD meeting minutes
W. Albrecht motioned to approve the previous meeting minutes. Garrett seconded the motion. All in favor.

Management Report: (Not ready at time of meeting notice)

Financials: Year End 2025
YTD Income: \$ 24,746
YTD Expenses: \$ 17,643
Operating Acct Balance: \$ 13,533
Reserve Acct Balance: \$ 191,746
1021- Long Term Capital: \$ 23,194
1025 – Investment EJ: \$ 168,552

Communication:

- Several complaints regarding snow plowing received
- Areas around homes cluttered, neighborhood looking messy
- Very little communication this past month
- Joe B offered to help get TFA website back up and running

Unfinished /New Business:

- Spring walk through findings – needs to be scheduled
- Update on TF2 easement issues – TF2's response not yet on record, any day now
- Spring/summer projects
- **W. Albrecht motioned to approve the pond maintenance contract. Garret seconded the motion. All in favor.**
- Lawn and home maintenance standards, and causes of billbacks
- 66 Cantor Lane burst pipe – unable to make contact with owner – have new number
 - Courtney will add in the system
- 5.21.26 Meeting will be the mid-year elections meeting. It is presumed that Michelle Jamieson who was invited to join the BOD will remain on, with a 3-year term, ending in 2029. Anyone interested in applying for the Secretary position must follow the steps outlined below.

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- Submit short bio as to why you want to be a part of the Board of Directors, and what you bring to the table. Submissions must be received by May 1st, 2026, so that all can be sent out in the meeting package for owners to review. Email bio to Courtney Cleblanc@rei-pm.net or hard copy mail to REI Management Office, 839 Main Street, Torrington, CT 06790. **NONE Received**
- Ballets will be mailed out with the meeting package, and due back by March 18th please. **NONE Received**
- Owners that have caused issues are not to communicate with REI cannot apply for any open positions, as part of holding a position requires communication with REI

W.Albrecht motioned to add Michelle Jamieson to the board for a 3 year term.

E.Donovan seconded the motion. All in favor.

- Friendly Reminders:
 - Children not allowed unsupervised at pond area
 - Dogs must be leashed
 - Notify REI immediately of any damage caused by winter plowing
 - Remind children to play safely
 - Watch for children
 - Drive safely, no speeding
 - Dryer vent should be cleaned yearly
 - Smoke detector batteries should be tested yearly

Adjournment: E.Donovan motioned to adjourn the meeting at 6:26 and W.Albrecht seconded the motion. All in favor.

Owner's Meeting Schedule for 2026 – 3rd Every other Thursday of each month, at 6:00pm via Teams video or call-in options, except annual will be held in person only November 24th, 2026 location TBD.

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