

Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS
Video ID: 220 334 757 610 Code: RzSBCN
Call In: 203-666-8107 ID: 553520120#
January 15, 2026 at 6:00pm
OPEN SESSION – AGENDA

Call to Order: 6:12pm

Attendance: Wayne Albrecht, President, Michelle Jamieson, Director, Erik Donovan, Director, Garrett Schutz, Treasurer, Jorge Abad, 12 Hitchingpost, Roberta Albrecht, 47 Hitchingpost.

On behalf of REI: Courtney Leblanc

Proof of Notice:

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

Approval of the Minutes:

Approval of previous open BOD meeting minutes
W.Albrecht motion to approve the minutes from the previous BOD meeting. G.Schutz seconded the motion. All in favor.

Management Report:

Financials: Year End 2025 – as of 12.30.25
Year End Income: \$ 124,457
Year End Expenses: \$ 131,745
Operating Acct Balance: \$ 5,200
Reserve Acct Balance: \$ 191,386
1021- Long Term Capital: \$ 23,189
1025 – Investment EJ: \$ 168,198

Communication:

- Leaf issues – neighbors not doing the right thing, send notices far before next fall
- Bulk pick up procedure – Call REI to have scheduled
- Snow removal from sidewalks and driveways – this is a rule, can be done and billed back to owner
- Parking in unapproved areas, awns, etc...
- Snow plowing concerns; possible damage to curbs, frequent plowing and idling, excessive noise

Unfinished /New Business:

REI local office – by appointment only, due to threats

Reminder – late fee will only be waived one time per calendar year, and with BOD approval

Website – no one to update, will not be used moving forward, unless someone would like to Volunteer to maintain

Please notify REI if additional CAR applications are needed at mailbox area

Billbacks to owners – If work is performed that is not HOA responsibility, owners will be billed back

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President Report:

Comcast – will begin in April, fiber optic service, non-exclusive market
Lawsuit Update TF2

Treasurer Report:

Review of 2025 Financials

- HOA is owed \$13,232 in fees and fines – 3 homes in foreclosure status with several others nearing that point
- Year ended with a budget deficit of \$7,288, would have been a gain if all fees were paid
- Board helping with projects saved money
- Lawsuit was unexpected and costly, not over yet

Adjournment: W.Albrecht motioned to adjourn the meeting at 6:38pm. G.Schutz 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.