



Torrington Farms Association, Inc.  
**Annual Homeowner's Budget Meeting**  
January 30, 2024, at 7:00 p.m.  
Teleconference via TEAMS Meeting

**CALL TO ORDER:**

Minutes of the January 30, 2024, Torrington Farms Association, Inc. Annual Homeowner's Budget Meeting. The meeting was called to order at 7:00 p.m. by J. Kent Humphrey.

**ATTENDEES:**

Board of Directors: Robert Ritacco – President; Gerri Samela – Treasurer/Secretary; Rich Samela – Director.  
Owners Present: Units 2, 5, 10, 11, 13, 18, 27, 29, 32, 38, 39, 41, 42, 44, 46, 48, 50, 58, 99, 100 & 101.  
Owners Represented by Proxy: Units 4, 8, 12, 21, 26, 30, 59 & 67.  
Representing REI: J. Kent Humphrey and Hannah Wood

**ROLL CALL/SIGN-IN**

Hannah Wood read the sign-in sheet. Unit 44 motioned to approve the sign-in sheet as presented; seconded by Gerri Samela. All in attendance approved the motion.

**PROOF OF NOTICE:**

Proof of meeting notice was posted at the mailbox area per Secretary Gerri Samela. Budget packages were also mailed to each homeowner via USPS. Unit 32 motioned to approve the proof of notice; seconded by Unit 44. All in attendance approved the motion.

**READING OF THE MINUTES:**

The meeting minutes from the December 20, 2022, Annual Homeowner's Budget Meeting were included in the package to all homeowners. Unit 18 made a motion to approve the minutes; seconded by Secretary Gerri Samela. The motion was approved by Units 2, 10, 11, 13, 27, 29, 38, 39, 41, 42, 44, 46, 48, 50, 58, 99, 100 & 101. Unit 32 abstained from the vote. The motion was carried.

**BUDGET RATIFICATION**

Kent Humphrey presented the proposed 2024 Budget by line item to the homeowners:

**Homeowner Comments:**

Unit 18 – Advocated for community involvement.

- Activities for children
- Movie/game nights
- Fundraising (i.e. tag sale) for community activities

Unit 101 – Inquired about landscaping/snow removal specification changes.

Unit 99 – Asked where to send HOA Fees.

Unit 27 – Voiced concerns regarding "Projected Annual Bad Debt" not being listed in the proposed budget along with "2023 Actual" expenses.

Unit 38 – Inquired if REI and the Board are receiving three quotes for each project. REI confirmed.

Unit 13 – Thanked K. Humphrey for reviewing the budget line by line.

Unit 48 – Inquired what the Association's collection policy is.



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**2024 Budget Vote Count:**

H. Wood asked for votes from those in attendance. Units 2, 5, 10, 13, 29, 32, 38, 42, 44, 46 & 58 voted in favor of the proposed budget. Units 11, 18, 27, 39, 41, 48, 50, 99, 100 & 101 voted against the proposed budget. Ballots and proxies provided were also counted. Units 4 & 59 voted in favor of the proposed budget. Units 8, 12, 21, 26, 30 & 67 voted against the proposed budget. The total vote was 13 in favor and 16 against. The 2024 budget did not pass and will be reassessed by REI and the Board of Directors.

**UNFINISHED/NEW BUSINESS:**

Unit 27 – Elaborated on each point of an anonymously authored letter received by many residents from “Friends of Torrington Farms Association, Inc.”

Claims not receiving any mailings from either the Board or REI since May 2023.

Unit 50 – Voiced concerns regarding his son hitting a pothole and bending the wheel rim and the decision of the Board to deny the claim.

Unit 39 – Requested the address to forward his HOA payment. Address was provided during the meeting and will be provided via email.

Unit 42 – Asked if past due HOA Fees were able to be presented to all homeowners. REI confirmed that action is not legal.

**ADJOURNMENT**

Unit 50 motioned to adjourn the Budget Ratification meeting at 8:57 p.m., seconded by Unit 18. All present approved adjourning the Annual Homeowner's Budget Meeting.

The next Executive Board meeting is scheduled for Tuesday, February 20, 2024, at 7:00 p.m.

Respectfully submitted,

REI Property & Asset Management, Inc.