



## BOARD MEETING

Tuesday, March 19, 2024, 7:00 pm

Microsoft Teams Teleconference

### CALL TO ORDER:

Meeting was called to order at 7:11 p.m. by Kent Humphrey.

### ATTENDEES:

Board of Directors: Robert Ritacco – President; Gerri Samela – Secretary; and Rich Samela - Director.

Homeowners Present: 63 Cantor, 28 Hitchingpost, 16 Bridle, 10 Cantor, 132 Trotters, 47 Hitchingpost, 8 Bridle, 90 Trotters, and 45 Cantor.

REI: Kent Humphrey – Property Manager and Hannah Wood – Assistant Property Manager.

**PROOF OF NOTICE:** The 2024 Board meeting schedule is posted at the mailbox area. REI emailed all owners on email with the meeting date and time as well as the link.

**APPROVAL OF MINUTES:** G. Samela motioned to approve the February 20, 2024, meeting minutes seconded by R. Samela. All present approved of the motion.

### MANAGEMENT REPORT:

Kent Humphrey reviewed the **February 29, 2024**, financials:

Year-to-date Income **\$19,256**

Operating Account **\$11,752**

Year-to-date Expense **\$14,404**

Total Reserves **\$152,658**

### COMMUNICATIONS:

36 Hitchingpost – Lawn damages from snow removal. Better Blades notified to review and repair damages.

### UNFINISHED/NEW BUSINESS:

#### Board Updates

The Board invited those on the call to share their emails with REI if it has not yet been completed to help reduce the costs of mailings.

#### Project Updates

The Board reported on the car accident out front – environmental cleaning, Better Blades aware of damages.

Harwinton Paving filled the large pothole with asphalt millings. Will continue as needed until asphalt plants reopen in April.

The beaver at the pond is inactive. Updates to be provided as necessary.

Updated rules are with the attorney. To be reviewed by the attorney and Board prior to Homeowner comment.

#### 2024 Budget

REI to send out notification of 2024 Budget proposal for April 16, 2024 meeting along with additional documentation for community review.

### HOMEOWNERS FORUM

- 63 Cantor – Inquired when the reserve study would be sent out.  
Notified that previous documents contained information of the Association website.

- 28 Hitchingpost – Dead trees in common areas between Hitchingpost and pond area.  
Advised they wish to restart the website as it provided quick ways to retrieve Association documents.  
Inquired why the beaver was being removed from the property.
- 16 Bridle – Inquired if holding virtual meetings was saving the Association a significant amount of money.  
Suggested other landscaping/snow removal contractors be looked into for better pricing. Review specifications ensure only the necessary areas were being addressed.  
Inquired if the pond silt removal was removed completely from the revised 2024 budget.
- 10 Cantor – Thanked the Board for their efforts put into the community.  
Notified that the plowing services were slightly harsher to the common areas than in the past.  
Advised that parking in the streets becomes an issue over the summer months and for those with guests visiting to park in the visitor area if the driveway is full.
- 132 Trotters – Inquired about what consequences would be in place if a CAR was not followed.  
Inquired of how long CAR rules have been in place.  
Asked of the history of CAR's submitted for this address.
- 90 Trotters – Advised of residents rolling through stop sign between Cantor and Trotters.  
Asked when Spring walk-around will be held.
- 45 Cantor – Inquired on why REI is conducting meetings and not the Board President as done in the past.

#### **ADJOURNMENT:**

G. Samela motioned to adjourn the Open Session at 8:22 p.m., seconded by R. Samela. All present approved adjourning the Open Session.

The Executive Session meeting was held immediately following the Open Session.

The next Executive Board meeting will be held virtually on Tuesday, April 16, 2024 at 7:00pm. The meeting notice will be posted at the mailboxes with the call-in information as well as emailed to those who have provided REI with their email address.