

# Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS  
Video ID: 220 334 757 610 Code: RzSBCN  
Call In: 203-666-8107 ID: 553520120#  
August 21, 2025 at 6:00pm  
**OPEN SESSION – AGENDA**

**Attendance:** Wayne Albrecht, President, Diana Kinosh, Secretary, Erik Donovan, Director, Brian Bartholomew, Director, Stephen Philbrick, 10 Cantor Lane, Jean Gracey, 82 Trotters Way, Richard and Geri Samela, 77 Trotters Way.

On behalf of REI: Lisa Sachen, Courtney Leblanc

**Call to Order:** 6:02 pm

**Proof of Notice:**

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

**Approval of the Minutes:**

W.Albrecht motioned to approve previous open BOD meeting held on 6.19.25(attached to pkt). E.Donovan seconded the motion. All in favor.

**Management Report:**

Financials: July 31, 2025  
YTD Income: \$ 74,549  
YTD Expenses: \$ 66,018  
Operating Acct Balance: \$ 17,100  
Reserve Acct Balance: \$ 195,293  
1021- Long Term Capital: \$ 10,000  
1025 – Investment EJ: \$ 165,117

- Insurance on autopay paid in full discount, not missed bill.

**Communication:**

- Absolutely no disrespect or excessiveness will be tolerated. Cease and desist order
- Board of Directors – This a volunteer position that is time consuming, and often thankless. Community involvement is essential to the success of the HOA as a whole.
- TF2 Posted Notice

**Unfinished /New Business:**

- Communication with REI – Point person – Fees for excessiveness
- Insurance Renewal Proposal – Courtney emailed – increased price- W.Albrecht motioned to renew the insurance with increased price. Diana Kinosh, Secretary. All in favor.
- Catch Basin cleanings – had to wait for water to go down – 18 total, all needed to be done as they had not in years, clogged basins, some concrete repairs – will be billed back to TF2 once the agreement is signed for their share
- Basketball Court painting new lines – when paving is done- W.Albrecht motioned to approve renting drivable lift. E.Donovan seconded the motion. All in favor.
- Neighbor to neighbor disputes – REI will not get involved, including trees, no exceptions
- All contractors must provide proof of COI – with TFA and REI named as additionally insured – this is free for vendors, if vendor is not willing, they can't be used

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- Tree removal – may need professional survey done, and at owner expense if on their property, not HOA
- Better Blades Proposal Add'l work- W.Albrecht motioned to approve the additional work. E.Donovan seconded the motion.

### **Miscellaneous:**

- Replacement Basketball Equipment
- Letter sent to owners asking if they are rented, requesting tenants info, none received. Note: REI does not communicate with tenants. It is owner responsibility to provide rules and ensure adherence to. Owners responsible for tenant's actions, but can bill tenants back.
- Letter sent to 11 Hitchingpost regarding abandoned vehicle
- 18 Bridal – Dog off leash again – 2 complaints received
- Flag Etiquette – volunteers for flag care and training (REI suggesting Matt Cyr)
- 155 Trotters back yard complaint – email sent to owner- had a hole as well.
- 163 Trotters back yard complaint- letter sent to owner

### **Website Information:**

[www.torringtonfarmsassoc.com](http://www.torringtonfarmsassoc.com) Homeowners can access website via their computer and via cell phone. Updated frequently. Emails sent to BOD via link

### **President Report:**

TF2 Cost Sharing Update-

Paving 5 year plan update – Alby's updated plan to be executed once TF2 signs

### **Treasurer Report:**

### **Recreation Committee Updates:**

- Movie Night – TF2 Invited
- Future Ideas/Plans

### **Homeowners Forum:**

Remind each owner they have 3 minutes to speak

**Adjournment:** W.Albrecht motioned to adjourn the meeting. E.Donovan seconded the motion. All in favor.

**Owner's Meeting Schedule for 2025 – 3<sup>rd</sup> Every other Thursday of each month, at 6:00pm via Teams video or call-in options, except annual will be held in person only on 11/20/25, location TBD.**

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