



Torrington Farms Association, Inc.
c/o REI Property Management, Inc.



SPECIAL BUDGET MEETING

Tuesday, April 16, 2024, 7:00 pm

Microsoft Teams Teleconference

CALL TO ORDER:

REI called the meeting to order at 7:11 p.m.

ATTENDEES:

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

Homeowners Present: 8 Bridle, 10 Cantor, 35 Cantor, 45 Cantor, 50 Cantor, 63 Cantor, 28 Hitchingpost, 69 Trotters, 77 Trotters, 82 Trotters, and 90 Trotters.

Homeowners by proxy: 24 Bridle Cir, 55 Cantor, 55 Trotters, 113 Trotters and 146 Trotters.

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

PROOF OF NOTICE: Motion to accept, by 77 Trotters seconded by 50 Cantor unanimously approval.

APPROVAL OF MINUTES: Unit 77 Trotters motioned to approve the minutes from the January 30, 2024, seconded by 50 Cantor All present approved of the motion.

MANAGEMENT REPORT:

Kent Humphrey reviewed the **March 31, 2024**, financials:

Year-to-date Income **\$28,456**

Operating Account **\$7,791**

Year-to-date Expense **\$27,565**

Total Reserves **\$152,659**

BUDGET REVIEW

50 Cantor motioned to approve the budget as presented. 77 Trotters seconded the motion, and the budget was approved by the following vote:

11 Ratified the budget.

4 Rejected the budget.

1 Abstained.

UNFINISHED/NEW BUSINESS:

The Board



Torrington Farms Association, Inc.

c/o REI Property Management, Inc.

The Board invited those interested in serving on the board to advise REI and submit a short resume of their intentions.

Beaver

Unit 77 Trotters stated beaver trapping season is closed. Another attempt to trap beavers would begin December 1, 2024, and run through March 31, 2025.

Accident

The Board reported additional clean-up is recommended by C2G Environmental based up soil sampling. The vehicle owner's insurance carrier is responding to their concerns.

Pothole

The Board is considering additional asphalt repairs to be combined with the pothole repair.

HOMEOWNERS FORUM

- 24 Bridal – Inquired as to why are there so many rocks in the center island at the entrance to the campus.
- 28 Hitchingpost – Suggested a steel plate be used to cover the pothole until it can be repaired.
Unit owner commented on height and canopies of the trees along Hitchingpost.
Inquired when the fountain and light at the pond would be installed for the season.
- 90 Trotters – Noted removing trees without replanting devalues home's resale value.
- 45 Cantor – Inquired about the legal aspect of TFA1 and TFA2 split regarding common access.

ADJOURNMENT:

At 8:08 PM the meeting was adjourned by a unanimous vote motioned by 77 Trotters seconded by 50 Cantor.

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