



## BOARD MEETING

Tuesday, February 20, 2024, 7:00 pm

United Congregational Church in Torrington, CT

### CALL TO ORDER:

Meeting was called to order at 7:57 p.m. by Robert Ritacco.

### ATTENDEES:

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

Homeowners Present: 20 Ascot, 63 Cantor, 28 and 47 Hitchingpost, 90 and 226 Trotters

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.

**APPROVAL OF MINUTES:** G. Samela motioned to approve the November 21, 2023, meeting minutes seconded by R. Samela. All present approved of the motion.

### MANAGEMENT REPORT:

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

Year-to-date Income **\$10,147**

Operating Account **\$9,273**

Year-to-date Expense **\$7,773**

Total Reserves **\$152,658**

### UNFINISHED/NEW BUSINESS:

#### Board Updates

The Board acknowledged the resignation of Gary Schutz.

The Board discussed outreach for new Board members and tabled the discussion until the next meeting when more homeowners could be in attendance due to the miscommunication of the meeting notice and the designated form of said meeting.

#### Miscellaneous

A licensed volunteer beaver trapper was hired to remove the beaver from the property. Currently, he is coming back on a weekly basis to check the trap.

REI to update specifications for pothole fillings to include all potholes and areas of concern.

#### 2024 Budget

The Board reviewed the revised, proposed 2024 budget. R. Samela made a motion to approve the proposed budget, seconded by R. Ritacco. All present approved of the motion.

Homeowners will be notified of the Budget Meeting when a date and time are approved.

### HOMEOWNERS FORUM

- 63 Cantor – Inquired of when meeting links would be received when meetings are held virtually.  
Inquired of the status of the proposed amended rules and assured that she and another homeowner would be interested in continuing their help on a Rules Committee.
- 50 Cantor – Thanked the Board for their time and effort.  
Asked the Board to consider going back to the President running the meetings over the management company.



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28 Hitchingpost – Addressed the turn over rate of board members. Asked if homeowners could possibly be notified if a board member were to resign for legal reasons.

47 Hitchingpost – Would like to see the community get back to where it used to be.

90 Trotters – Voiced reasoning on why she left the board to provide insight for those homeowners inquiring.

### **ADJOURNMENT:**

G. Samela motioned to adjourn the Open Session at 8:55 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, March 19, 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.