

Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS
Video ID: 220 334 757 610 Code: RzSBCN
Call In: 203-666-8107 ID: 553520120#
January 23, 2025 at 6:00pm
OPEN SESSION – AGENDA

Attendance:

Diana Kinosh, 63 Cantor Lane, Stephen Philbrik, 10 Cantor Lane, Wayne Albrecht, President, Brian Bartholomew, Secretary, Michael Cyr, 90 Trotters Way, Joe Brzoska, Treasurer.

On behalf of REI: Lisa Sachen and Courtney Leblanc

Call to Order:

The meeting was called to order at 6:03pm.

Proof of Notice:

Notice posted at mailbox area, and sent from Production (included in BOD pkt)
Wayne Albrecht, President motioned to approve, Joe Brzoska, Treasurer, seconded. All in favor.

Approval of the Minutes:

Approval of previous open BOD meeting held on 11/21/2024 (attached to pkt)
Wayne Albrecht, President motioned to approve, Joe Brzoska, Treasurer, seconded. All in favor.

Management Report:

Financials: December 31, 2024 – Year End
YTD Income: \$142,929
YTD Expenses: \$130,667 – Not all invoices were rec'd prior to Year End
2024 excess (\$12,264)
Operating Acct Balance: \$11,639
Reserve Acct Balance: \$182,199
1021- Long Term Capital: \$20,152
1025 – Investment EJ: \$162,047

Communication:

- Snow Removal –Responsibility of Homeowners – report any damage or issues to REI. Vehicles parked in the street can be towed, must follow Torrington Town parking ban. REI communicated expectations to Better Blades on 11/22/24.- No parking is already in place.
- Thank you, Diana Kinosh for all the website work & Recreation Committee!!!
- Planned Recreation Committee Events – Diana
- Forms needed at mailbox area – notify REI who will notify Secretary to refill as needed
- Meetings to be held virtually until further notice, with the exception of Annual Owner's Meeting
- Pond Issue – children on ice – notice went out, posted at mailbox area, and notices went out to TF2

Unfinished /New Business:

Miscellaneous:

- Pond maintenance update – Wayne
- Asphalt plan – 5 year plan from DM Hock
- TF2 Contact and Negotiation Update - \$150 towards Tree Lighting, attorney call with BOD to agree on percentages of cost

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- Mailbox area painting – volunteers requested – Spring Project
- 2025 Projects to be Completed

Website Information:

www.torringtonfarmsassoc.com Homeowners can access website via their computer and via cell phone. Welcome letter attached.

Homeowners Forum:

Michael Cyr, 90 Trotters Way: Map sign down. It is being put back up. New wood and hung back up.

Diana Kinosh, 63 Cantor Ln. : When would the board finalize the new rules? Scheduling meeting soon to discuss.

Adjournment:

J. Brzoska motions to adjourn the open session at 6:41pm. W.Albrecht seconded the motion. All in favor.

Owner's Meeting Schedule for 2025 – 3rd 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.

1/16, 2/20,3/20, 4/17, 5/22, 6/19, 7/17, 8/21, 9/18, 10/16 & 12/18