Hunting Ridge Farms Association (HRFA) Meeting Minutes

March 26, 2026

Meeting Called To Order:

Following approval of the Meeting Minutes of the HRFA Meeting that was held on September 27, 2025, this meeting, 3/26/2026, was called to order at 6:32 pm at the Joe Trapasso Branford Community Center.

Attendance (11 Community Members; 3 HRFA Executive Board Members):

Harry #4; Joann and George Caruso #11; Andrea Boncek and Christine Ciociola #16; Randy McNamara #17; Tammie Wilkinson #19; Paula and Michael Ball #23; Steve Greenberg #27; Patti Toller #32; HRFA Executive Board Members Fred Tarca #15, Rob Toller #32, and HRFA President Dom Gatto #24.

Review 2025-2026 Budget:

A. **YTD Budget**

Dom discussed line-by-line the 2025-2026 budget with emphasis on projected year-end increases in snow removal, capital improvements, and tree care. In addition, the recent sinkhole and storm drain basin repair in the road at #31 and #32 is projected to be approximately $7k. This puts Association proposed budget with $3,262 left for the rest of the fiscal year (fiscal year ends June 30, 2026).

Dom noted that an increase in annual dues is likely for budget year 2026-2027. The Executive Board is best balancing needed maintenance with capital improvements. It has been over 4 years since the HOA dues have been raised.

The Board will research two big budgetary items-roads and insurance. The Association's annual insurance premium has been increasing $5-7k for the past two years. The insurance renewal is expected by May 15. The new premium figure has not been received as of this meeting date. The Board will be meeting with New England Asphalt on maintenance and planning of roads.

Steve asked about bank and Quick Book charges. Dom explained that Quick Books is approximately $1,700 to get all residents on electronic payment.

B. E-invoicing Review

Almost all residents are on electronic payment which is very convenient. Currently, the Association pays the 2-3% in processing fees in order to have this electronic payment convenience. Dom is pleased with the work of our bookkeeper, and she has done a great job after a few early glitches in reconciling the payments for the Association. The board will review the credit card processing fees during the 2026-27 budget review.

C. Pipe Safe

Paula Ball #23 alerted the Board about insurance information on Pipe Safe Plan. -thank you Paula! The Pipe Safe Plan is an optional service plan offered by the South Central Connecticut Regional Water Authority to help homeowners cover unexpected pipe repair costs. It is billed to your monthly account at Regional Water Authority and is approximately $8-10 a month per planned type. It was noted that over the years several residents have had issues with underground water/sewer pipes breaking, and this insurance will help service pipe repairs that homeowner's insurance does not cover. Our community infrastructure is aging. See separate attachments for insurance information.

D. Proposed Spring Projects

The Board will be meeting with Team Landscaping next week to discuss snow removal changes, spring clean up, fertilizing, trimming of oriental grasses, watering, etc. Some proposed Spring projects include replacing aging pond observation deck, the pylons left from the damaged deck in the pond last year, and to replace and paint boards on the floor of the exterior of the gatehouse.

Paula noted that some of the split rail fences look awful and what can be done about them. The Board mentioned years ago that the fences were each homeowner's responsibility. Homeowners may take them down or repair them at their own expense. Tammie asked the Board to remind all homeowners that the fences are homeowner responsibilities.

Dom noted that we should have directional signs for house numbers, especially as a vehicle proceeds up the entrance, at the Green area. Many vehicles drive around the Green area trying to find the correct section for a house(s). Recently, a large flatbed truck was lost and created small turf damage that will be repaired. If signs were available, perhaps the driver would not have been lost. Dom says he will look into the High School students to help us with this project. Fred noted that he knows professional sign business that may help and will look into getting designs for a directional sign. The front entrance sign has been put on hold for now due lack of budget funds.

Patti asked how any of these projects were going to be paid for if we only have $3,262 left in the budget for this year. Dom explained that we can plan these projects now and approve and complete after the fiscal year ends on June 30.

Patti asked about the road reserves, and Dom noted that the Association has $59,488 in reserves. Some of those reserves are earmarked for roads.

E. Committees

Dom explained that the Board can use assistance and support from the community. The Board encourages residents to please volunteer. In addition to standing committees, the Association Social and Garden Committees, additional Committees that are needed.

Please consider volunteering for:

Communication Committee to assist with email communication; Financial/Bookeeper Committees to support our bookeeper, and a Vendor Committee to help secure names and quotes of contractors needed as projects arise. Currently we have two responsive contractors in our Tree Committee category with Precision Tree and Davey Tree Arborist.

Volunteers: Tammie volunteered for the Financial Bookeeping Committee; Patti volunteered for the Social and Garden Committees, and Randy volunteered for the Long Term Planning Committee and Roads Research. If you are interested in volunteering for a committee, please contact a Board member.

F. Questions and Answers

Randy asked all if anyone has had experience with Rhino Shield products. Randy is exploring alternative lasting solutions to painting an entire home.

Dom noted that Unit 12 is in foreclosure and the HOA dues for it are up to date.

Christine asked about the possibility of each homeowner holding their own HO3 insurance policy versus the current HO6 policies each homeowner currently has to reduce the budgetary burden on the Association. Christine will check with Michael Krause, insurance agent, on costs of individual policies (HO3) versus (HO6) and lowering the Association Master Policy as a possible alternative for Association budget savings.

Adjournment:

A motion for adjournment was made and meeting adjourned at 7:57.