

**Hunting Ridge Farms Association Meeting Minutes**  
**4<sup>th</sup> Quarter Meeting 12/5/2022**

**Meeting Called To Order:** Meeting was called to order at 6:30 pm in the Activity Room at Branford Community Center.

**Attendance (5):**

Mary and Fred Tarca #15, Michael Ball #23, Mark Brombaugh #30, and Patti Toller #32. Present were Association Board members Dom Gatto, Randy McNamara and Rob Toller.

**Bookkeeper and Accountant Vacancies:**

Dom explained that residents Barbara (Association Bookkeeper) and Peg (Association Accountant) have decided to leave their roles effective October 1. Dom has been taking both Association roles for now and is looking for resident volunteers first to fill both open positions. There is a stipend for these roles. Dom explained that he has worked with Wendy at Connex Bank for residents to pay HOA dues direct either through credit card or bank transfer. Dom will get notice out to all residents about this shortly.

**Violation Hearings:**

Association Board held violation hearings with Association Attorney Andrea Dunn in October for violations noted at #12 and #33. Hearings resulted in violations being addressed by owners. Owner #33 representatives of owner, US Bank, attended the hearing. All violations have been completed at #33. Property Manager says they are completing inside repairs to prepare for sale of #33 shortly.

**Vandalism:**

Randy reported to Branford Police two vandalism claims noticed at the end of October. A fire hydrant and an electrical box had been spray painted with red. No known vandals.

**Capital Projects:**

**Roads:** Dom explained that we have had four contractors to assess Association roads. Three out of four are submitting bids. We have two quotes from New England Paving and Sullivan Paving and are waiting for a quote from Black Diamond Asphalt. We have a quote from New England Paving that is \$125,000 that includes replacing sewer grates and correcting manhole covers that were paved over incorrectly by Seymour Sealing in 2016/2017.

Dom mentioned how there is \$130,000 in the Association bank account. Patti asked if \$125,000 will be fully assessed to each unit owner. Dom said that we are waiting for the final quote from Black Diamond Asphalt to decide how we will proceed with the road project. Fred suggested that the Board present the project scope in tiers to help decision making by the community. Board will inform community of road proposals and next steps. It is being researched in the by-laws to see if the community needs to vote on this project before proceeding.

Randy filed a grievance against our Association attorney, Ben Connor, regarding the ongoing claim against Seymour Sealing. Association will decide on hiring another attorney as lawsuit is still active and Ben Connor's lack of action/response is unacceptable. Fred noted that following

successful adjudication of this claim, we should make sure that our own attorney fees are paid by Seymour Sealing if there is a settlement awarded.

Michael noted that in addition to roads, the Association had estimate to cleanout sewers about 3 years ago, but the work was not completed.

**Landscaping:** Association will obtain landscaping bids as Team Landscaping contract will expire on 4/1/2023. Dom noted that he'd like front entrance to be cleaned up more in Spring.

**Pond:** In the spring, Association will review pond area and have environmental experts assess pond life, grants, etc.

**Open Discussion:** Rob noted that Sampson Electric will be repairing and replacing lights with LED which will save Association on electric charges.

Fred said that he'd like to explore homeowner solar options and will advise Association of his efforts.

Dom commented on the GoNet fiberoptic recently installed throughout Branford. Dom would like to check on group sales offers and discounts for our community.

Mark asked about tree owner responsibility on the ridge behind his residence. Rob suggested that Mark contact Town Clerk to determine owner of trees behind his property.

Meeting adjourned at 7:35pm.