

Hunting Ridge Farms Association Meeting Minutes Annual Meeting 9/7/2022

Meeting was called to order at 6:30pm at Branford Community Center.

Attendance (21): Michael Krause #6, Joe Hynds #7, Barb Veet Gillis #8, George and Beverly Olt #10, Peg Seabrooke #14, Mary Tarca #15, Tammie Wilkinson #19, Jeff and Melinda Theis #21, Margaret Church #20, Cheryl Hill and Ed O'Connell #22, Michael and Paula Ball #23, Steven Greenberg #27, Lei and Michael Denegre #29, Mark Brombaugh #30, Kelly Burton #31, Patti Toller #32.

Board members Dom Gatto, Randy McNamara and Rob Toller.

Review Approved Budget 2022-2023. Dom discussed Association insurance cost increase and agent Mike Krause's assistance to keep insurance costs low. Professional fees reflect Attorney Andrea Dunn who assisted with editing and current compliance of Association documents. Cartage was increased without prior notice to the Association. Randy explained that cartage is refuse and recycle, and the contract will now go out to bid. Michael Ball expressed that the sprinkler system should be turned on in gazebo area as the area has become very dry to little rainfall this summer. Patti Toller asked if current contracts, as they expire, go out to bid. The contract is already set on winter plowing, but landscaping contract will be reviewed and out for bid in the Spring.

Maintenance, Repairs and Replacement Standards Policy. Dom discussed the reason for the update. The vision of this policy is to agree to standards to assist us in keeping community well maintained and to increase home values. Jeff Theis expressed that the internal inspection policy should be changed. Mike Ball expressed that the wording should be less aggressive and needs to be reworded and softened on the standards. Kelly Burton expressed that contractor at #33 must have a dumpster as they left refuse, rusty nails, etc. on the property.

Architectural Compliance Committee (ACC). Dom explained the purpose of the ACC. The Committee will assist the Board in looking at violations to standards. Randy noted that as a Board we are open to ideas from community as tastes change and evolve over the last 35 years. Kelly Burton expressed concerns regarding the \$150 application fee for each home improvement. Dom said that Board will eliminate fee. No volunteers came forward for the ACC at this time.

Tree and Stump Review. Rob said that the Board walked the property with Paul of Precision Tree in May to identify problem trees in community. Board agreed to reasonable daily rate of \$2,700 a day. Precision Tree was on property two days in July to remove identified rotted trees. Peg Seabrooke asked if Board is considering \$10k a year for tree reserves. Reserves are set for trees. Board will continue to address health of trees in the community. A reminder to residence owners that trees located on residence's property are the responsibility of the homeowner and need to be properly maintained/removed if issues arise.

Fences. Dom expressed that fences are each homeowner's responsibility to maintain or remove.

Roads. Board has meeting with Matt from Stone Driveways for an additional road quote later in September. New England Paving had quoted \$50-75k depending on work of clearing manhole covers that were paved over by previous contractor. A grievance has been filed by Randy against the Association attorney as no progress has been made on suit against previous road contractor. Peg Seabrooke asked if Board will address most critical road areas first and scaffold the project on a needs first basis versus doing all the roads at once. Peg Seabrooke added that as a large capital improvement, there should be a community vote. Mike Denegre expressed that plowing must change in especially #27-#33 areas as plow digs up front lawn disposing loose rock onto lawns. Patti Toller asked about total reserve amount for roads. Randy indicated total budget reserves are \$129,000.

Update on #33. US Bank owns #33 from foreclosure. Some recent activity with Shoreline Wildlife securing eaves, etc. to prevent bats from further infestation and outside board repair have been done. Board will continue to address issues and renovations with the property manager and the bank.

Website Review. Dom demonstrated new HRF website and how to access for community. We also will have area of approved contractors to assist community.

Board of Directors Vote. Rob Toller was nominated and voted to three-year term on the Association Board.

Community Comments. A question was asked if there was a policy on solar panels. Mike Denegre is interested in pursuing this further and will advise. Steve Greenberg asked if Board insurance policy must pay for pool liability. Insurance Agent Michael Krause indicated that he would review the Association policy and advise. Parking on common areas near #1, #2 and #3 is being addressed.

Appreciation Gift. We acknowledged the work over the many years of our community handyman, Doug Watson, who is retiring and moving to Florida.

Meeting adjourned at 8pm.