

Hunting Ridge Farms Association Meeting Minutes Annual Meeting August 3, 2024

Meeting Called To Order: Meeting was called to order at 12:12 pm outside at HRFA Community Gazebo area.

Attendance (24 Community Members; 3 Board Members):

Thea Mazzola #2, Joe Hynds #7, Ed O'Connell #22, Vicky and Steve Greenberg #27, Paula and Michael Ball #23, George Caruso #11, Mark Brombaugh and Kathryn Nichols #30, Mike DeNegre #29, George and Beverly Olt #10, Barb Veet-Gillis #8, Theresa Fachini #28, Margaret Church #20, Jeff and Melinda Theis #21, Andrea Boncek and Christine Ciociola #16, Roberta Guarascio #3, Val Pepe #25, Mirjan Damaska #35, and Patti Toller #32. Present were Association Board members; President, Dom Gatto, and Executive Board Members, Rob Toller and Jo-Anne Basile.

Review Proposed 2024-2025 Budget and Key Expense Items:

Dom discussed actual and proposed 2024-2025 budget items line-by-line including key expense items: Capital Improvements, Insurance, Banking with Citizen's Bank, and Bookkeeper. Rob confirmed that although insurance rates have risen approximately 15%, our Association did not have an insurance loss during our annual year June 2023 through July 2024. Our last loss was Paula and Michael Ball, #23, who experienced an Association tree fall and strike to their home in May 2023. We continue to identify potential tree hazards for the common area mature trees. Recently we had Precision Cutting Tree Service cut down an identified dead tree on common ground between Cheryl/Ed at #22 and Mary/Fred #15. Two pine tree hazards at our front entrance area were also removed. Dom confirmed with All American Recycling that following a holiday, trash/recycling pick up will be early on Saturdays. Dom noted that our first annual community trash day was a success. If we wish to do it in 2024-2025, homeowners can request this service for a \$50 pick up fee. Citizen's Bank is our new bank service, and we will roll out with the autopayment of HOA fees and introduce a new bookkeeper shortly. Rob discussed the rollout of the Community 3 Year Plan to assist the Board with community project planning. More about the Community 3 Year Plan will be discussed with the community at our Fall Meeting. Dom explained that the Board has spent a lot of time updating community plans and capital projects and noted that Board member stipends are being adjusted to reflect this additional work, planning and time. Joe Hynds moved for approval of 2024-2025 budget with no rate increase, seconded by Patti Toller. There was unanimous voting approval for the 2024-2025 budget.

Landscaping and Beautification Update

Jo-Anne thanked Community Beautification Committee members: George and Jo-Ann Caruso, Cheryl Hill, Patti Toller, Steve Greenberg and Michael Ball. Special thanks to our faithful and hard-working resident, Steve Greenberg #27, who dug and cleared sites, especially on the Green in recent high humidity and heat. A full round of applause was given to Steve. The Green just had a lawn refresh with topsoil filling in the various holes and seeding. Dom recently cleaned the Gazebo and added colorful lighting. The community has responded positively especially to the red, white and blue lights at Gazebo during the 4th of July Holiday. The front sign entrance cleanup and beautification will be completed by Team Landscaping. Work is scheduled to rectify road erosion with 6" trap rock from Stony Creek Quarry, instead of the more expensive cape cod curbing. The Board will save over \$20,000 by using trap rock instead of curbing which will be just as effective in reducing road erosion. The white fence upon entrance to our community will be cleaned by Team. New linear LED lights will be installed above our entrance sign to make it more visible.

Roads and Storm Drains

We continue to learn from our Road Project 2023. This summer road oil has seeped up through gravel during the recent hot weather. We are looking into adding more gravel especially to cul-de-sac areas to best control this. Rob has found that sprinkling kitty litter on the oil spots has been effective in reducing recent road oil seepage. Dom explained that one storm drain will be reconstructed in early fall to determine how to best approach the other three storm drains that were identified as needing a structural refresh.

Pond

We will explore more about the health of pond, soil scientist, reviewing possible restoration and/or replacement of water fountain, etc. We will explore options with State DEEP regarding funding, etc., as water movement from a fountain can help reduce mosquito population. Vicky mentioned that when the pond originally had fish years ago, the fish came from Norwalk Aquarium.

Community Discussion

Michael Ball, #23 expressed that it would be nice if Community had a tag sale. Dom expressed that if residents are interested, they could set up tables on Green area for a Tag Sale. A discussion was held to determine if a Community Tag Sale was something that residents have interest in holding. The Community members present voted unanimously to hold a Community Tag Sale this fall on the Green. Thea Mazzola expressed that the gatehouse door doesn't always shut tight. Dom will review the automatic closing mechanism on the door. In the meantime, please ensure that front gatehouse door is shut tight upon exiting. A reminder to please use the cut-out parking areas near the gatehouse when picking up mail. This this will ensure that pedestrian and traffic safety is maintained. Jo-Anne expressed that she recently had an inquiry regarding purchasing a home in our association. Dom expressed that if residents are interested, we could add a "homes for sale" tab on our Association website.

Board Term Vote

The three-year term for Association President was open for community discussion, nominations and vote. Dom expressed that he enjoys the community very much, and that he would like to continue as Association President for a new three-year term. Rob and Jo-Anne expressed their gratitude and support of Dom's vision, hard work and leadership to make our community better. There were no additional nominations. The Community vote for Dom's new three-year term as Association President was approved unanimously.

A Motion to Adjourn was made and meeting adjourned at 12:56pm followed by a delicious and delightful HRFA Annual Picnic!