

Hunting Ridge Farms Association Meeting Minutes Annual Meeting June 11, 2023

Meeting Called To Order: Meeting was called to order at 1:08 pm outside at HRFA Community Gazebo area.

Attendance (24 Community Members; 3 Board Members):

Joe Hynds #7, Peg Seabrook #14, Fred Tarca #15, Barbara and Lou Piscitelli #26, Tammy Wilkinson #19, Cheryl Hill and Ed O'Connell #22, Vicky and Steve Greenberg #27, Paula and Michael Ball #23, Mark Brombaugh and Kathryn Nichols #30, Mike and Lei DeNegre #29, George and Beverly Ott #10, Barb Veet-Gillis #8, Andrea Boncek and Christine Ciociola #16, Roberta Guarascio #3, Val Pepe #25, and Patti Toller #32. Present were Association Board members Dom Gatto, Randy McNamara and Rob Toller.

Review Proposed 2023-2024 Budget and Key Expense Items:

Dom discussed actual and proposed 2023-2024 budget items line-by-line including key expense items Landscaping/Snow, Carting, Insurance and Trees. Board is holding accountable performance of contracts with Team Landscaping (including improvements at front entrance and Gazebo area) and All American Waste.

Rob discussed Association insurance renewal that took effect June 7. Agent Michael Krause had four insurance companies bid and GNY had best coverage and premium rate. Premiums have increased 15% over 2022-2023 due to increased cost of building materials. To keep Association premiums low, Association deductible has been raised from \$5k to \$10k effective June 7. This results in more risk control on part of each owner. Board recommends that you continue to review your property for financial risk. Many Association claims arise from failing water heaters. We had one claim last year that was a water heater while owner was away. As maintenance standards note, Board recommends that you replace water heater every 12-15 years to avoid water damage claims. Board also recommends that if you are away from your home more than a few days to turn off your main water supply. If anyone has questions how to do this, or other questions about risk control standards to contact a Board member.

Vicky asked a question about a prior budget item entitled, Galaxy Fund. Dom explained that Association does have CD's as noted in budget. Fred noted that the budget is dated June 1 and what does Board project for rest of month to end the fiscal year (June 30). Dom noted that Insurance will be paid, Team Landscaping approximately \$1,300. Total month expenses for rest of June to projected to be \$7-8k. Patti asked if all unit owners are up to date on dues. Dom noted that all unit owners are up to date. Cheryl moved for approval of 2023-2024 budget with no rate increase, seconded by George Ott. Budget approved for 2023-2024.

Maintenance Projects

Dom discussed maintenance budget and proposed improvements to front entrance and gatehouse, cul-de-sac lighting, Gazebo/Green area and Pond. Vicky, Lou and Barbara noted that light sensors need to be reviewed as lights throughout community stay on. Dom said that Sampson will look at all light sensors. Front entrance needs power wash, tightening up of front columns, and review/repair/paint of floor.

Tree & Stump Review

Dom noted that we have completed maintenance of trees and since we are tree filled community, we will continue to monitor. Community just had a large branch fall on top and side of #23 a few weeks ago and branch fell to ground between #23 and #24. Since this was a community common area tree, Precision Tree cleaned up quickly. If unit owners have need for tree/tree stump removal of trees on their property, at their own expense, you may contact Board for contact information.

Roads Surfacing Review & Schedule

Board has reviewed with Daryl of New England Asphalt (Empire). Daryl is firming up quote should be \$60k-\$70k for First Phase which will begin late August early September. We will notify community in advance to prepare for crews and parking. Phase Two including catch basins and repair of road erosion near front to be done next summer 2024.

HRFA Website

Community in favor of working with Connex on direct HOA payment from owner accounts. Dom will work on getting this set up. More information will be forthcoming on direct HOA payment option.

Board of Directors Vote

Patti nominated Randy for new three-year Director position. Nomination was seconded by Vicky and Randy accepted to be on HRFA Board as a Director for new three-year term.

Community Comments

Peg, Andrea and Christine noted improvements in community regarding beautification. Many praised Peg's new painting project. Peg recommends as painter did a good job at \$7,500 including replacing rotted siding. Mark noted that Al Martin a long-time painter in community is doing his home as well and recommends him. The Board is in favor of residents updating their property. Plans for changes/updates may be submitted to the Board for review. Many residents commented and praised the dedication and performance of the Board by saying thank you.

Adjournment

Motion to adjourn was made and meeting adjourned at 2:10pm followed by return of HRFA Annual Picnic!