

Hunting Ridge Farms Association Meeting Minutes
Meeting April 17, 2024

Meeting Called to Order: Following approval of January 10, 2024, meeting minutes, the meeting was called to order at 6:31 pm at Branford's Trapasso Community House, Montowese Room.

Attendance (19 Community Members; 3 Board Members):

Roberta Guarascio #3, Patti Toller #32, Joanne and George Caruso #11, Paula and Michael Ball #23, Randy McNamara #17, Steve Greenberg #27, Andrea Boncek and Christine Ciociola #16, Mark Brombaugh and Kathryn Nichols #30, Mary and Fred Tarca #15, Michael Krause #6, Kelly Burton #31, Peg Seabrooke #14, Theresa Fachini #28 and Mirjan Damaska #35. Present were Association Executive Board members Dom Gatto, Rob Toller and Jo-Anne Basile.

Financial and Budget Update:

Dom discussed each line item on 2023-2024 Profit and Loss Budget Sheet effective March 31, 2024. Dom reported that the Association has switched banks from Connex to Citizen's Bank. Citizen's Bank will allow Association Board to collect automatic electronic deposits for monthly HOA fees from residents. More information regarding electronic deposits will be presented at the Annual June Meeting. Starting July 1, we will engage a bookkeeper following a bookkeeper search of nearly two years. Of note, Association net income to date is estimated to be \$26,517.

2024 Projects:

Roads Sweeping

A date will be determined soon for the cul-de-sacs to be swept of remaining loose stone. Team Landscaping has removed stones from all the community's lawns. Please advise Board if you'd like to have your driveway swept.

Infrastructure Repairs

Four storm catch basins have been identified that need repair due to cinder block foundation wear. Each basin repair is approximately \$3k. Board will decide the phases of this project. Cape Cod curbing has been recommended to channel rainwater erosion of the right side of Association road entrance. It is estimated to be approximately \$20k. We are also looking at an alternative working solution for curbing and erosion with Team Landscaping.

Parking (Visitors)

The Board distributed a map for two potential visitor parking areas. Dom noted that the Association does not have any designated visitor parking areas. Parking is designated to first utilize garage and driveway for parking visitor vehicles before parking in the street. Vehicles parked in the street should be parked in such a manner as to not block any driveway. A discussion followed.

Landscaping

Team Landscaping will provide the Board with a quote to help beautify community in the front entry gardens, gatehouse, and gazebo areas, as well as pond cleanup. Board will review and determine next steps. Board will have Precision Tree review community to determine dead tree removal and trimming. Randy noted that the gate entrance is in need of a carpenter repair.



Community Clean Up Day

Board distributed information about our first annual Community Clean Up Day. Dom has worked with All American Waste to provide items to be removed from your home after placed in your driveway. Board will announce when this service will be on an upcoming Saturday in May. Please contact the Board if you need assistance with removing items.

Exterior Update Review

Jo-Anne thanked the Exterior Update Review Committee: Beverly Olt, Kelly Burton, Patti Toller, Mark Brombaugh, Andrea Boncek and Mary Tarca. As a result of their work, Jo-Anne distributed suggestions for front doors and garage doors. Reminder to advise the Board of plans to improve the exterior of your home for review and approval.

Organic Community Fertilizer

Jo-Anne has been working with Steve of Team Landscaping on organic alternatives for community common areas. Residents can choose their own level of lawn care with organic being an alternative to chemicals. Jo-Anne Basile, Steve Greenberg, Joanne Caruso, Patti Toller and Michael Ball have volunteered to be a part of a committee to look at the beautification of the Gazebo and front garden areas. Thank you for volunteering!

Insurance Update

Association Insurance Agent Michael Krause provided an update on Association Insurance that is up for annual renewal on June 7. Michael reported that he has been seeing 20-25% rate increases for many of his large condo properties. The tornado claim of over \$150k in August of 2020 that occurred in the community is still affecting insurance rates. So, a proposed 15% increase (approximately \$4,500) for 2024-2025 is reasonable considering a difficult market. Michael noted that the Board has taken reasonable means with risk management and loss prevention efforts, such as maintenance standards and tree care, to help keep the insurance premium in check.

Adjournment

Meeting adjourned at 7:37pm

