

Hunting Ridge Farms Association Meeting Minutes

Meeting January 10, 2024

Meeting Called to Order: Meeting was called to order at 6:31 pm at Branford's Trapasso Community House.

Attendance (16 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 #16, Mark Brombaugh #30, Mary and Fred Tarca #15, George and Beverly Olt #10, Kelly Burton #31, and Meg Church #20. The Board recognized the resignation of Randy McNamara (effective December 31, 2023) and thanked Randy for his two years of dedication and service to the Board. Board introduced new Board member, Jo-Anne Basile #33, who will serve out the remainder of Randy's term through June 2026. Present were Association 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 (please see report attached in this email). Dom reported that following a bookkeeper search for 18 months, we have located an interested bookkeeper. Final details of her work and pay with the Association will be determined. The board will research automatic electronic deposits for residents' Association monthly fee with a bank, whether it be currently Connex, TD Bank, or another local bank. Fred noted the good news of the Cartage Reimbursement increase. Dom explained that the Town has adjusted reimbursement to Association (to \$6,217 from a budgeted \$3,900). Dom noted that our CD's will mature in April, and we'll look to reinvest in CD's. Dom explained that Association lawsuit filed in 2016 against previous road contractor has been withdrawn so the legal fees reflect the time and money to withdraw the lawsuit. We were reimbursed \$3,500 for the original filing of the lawsuit's legal fees. Legal fees also address actions Association had to take for resident's compliance.

Contract Updates:

Landscaping Services

Rob noted that the Association had requested bids for landscaping services, and it was decided by the Board that Team Landscaping would best serve our needs in terms of price and service levels. New owners, Steve and Carmine of Team Landscaping, are excited to bring more services to our community with economy of scale pricing on landscaping, snow removal, mulching, gutter cleaning, etc. Dom noted that this competitive pricing will also help reduce heavy truck traffic and the number of landscapers in the community. Reminder residents that if you have contracted Team Landscaping for snow removal, please be sure that you submit your signed contract directly to Team Landscaping.

Cartage

The Board has sent a certified letter to All American Waste to end our contract with them. This is due to recent increases and the lack of consistent separation of refuse and recycling. Dom said that he has not heard from All American Waste and plans are to move forward with Chris's Refuse of North Branford. The Board is awaiting a signed contract with Chris's Refuse. Savings will be made by going with a new contractor. The Board will advise you when the date of change will take effect.

Roads:

Our community had its first snowfall of the season last week of approximately 2". Rob explained that Team has been instructed to place shoes on the plow to lessen impact of damage to road. A few residents noted that the shoes were not on the plow. Dom will follow up with Steve of Team Landscaping about this. Rob reminded residents that there will be some piles of loose pebbles that will be removed in the Spring. The board had followed advice from Daryl, of New England Asphalt, to collect loose rock on main roads and to leave loose stone for the rest of the summer in the cul-de-sacs for further adhering of pebbles to roads. George Olt noted that he has replaced parts of a wall that has been recently damaged in cul-de-sac of #5-#11. Dom reminded the community that in spring 2024, Board will address 4 catch basins identified to be needing repair due to cinder block foundation wear. The board will also address soil erosion that takes place on both sides of roads as you enter the Association.

Trees:

A tree had fallen about half-way down in the pond area in November. Association had received quotes to take down the rest of the tree. Luckily the tree fell to the ground a week later which ultimately saved the Association money. Team provided a quote and worked to move and clear the downed trees.

Gatehouse:

Dom noted that Vogel Glass in Branford started to replace front door glass in the gatehouse, but a new frame must be created before installing the new glass. Mark asked that an adjustment be made to the gatehouse door to ensure it closes automatically. Rob noted to all that Dom painted the gatehouse room which was met with gratitude and applause.

Home Maintenance

Rob discussed that as we progress through winter to review exterior of your homes, in terms of dry vents being free of blockage and snow, gutters, wood rot, and how it affects insurance rates. Rob encouraged residents to shut off their main water supply if residents are to be away from their home for more than 48 hours to prevent large water damage claims. Steve noted that shutting off the water for a long duration could potentially affect the hot water heater.

Community Questions:

Paula asked if residents had received any water leaks following recent rains and downpours. It appears that her home received water leaks from the upper vent of her attic. There was a short discussion regarding property tax bills. Fred advised that it would be difficult to create our own tax district. Randy noted that although he is retired from the Board, he hopes the Board will continue to create a long-term plan. Randy noted that residents should continue to offer suggestions and new ideas to update homes. Steve reminded us of the importance of the by-laws. Randy noted that he had gotten proposals for vinyl siding so there are ways to consider changing architecture. Discussion continued about community architectural improvements. Dom noted that the Board is always open to suggestions for improvements. Jo-Anne gathered names of those who were interested in meeting for further discussion. The Association website has been updated with vendor information and other important documents and links.

Adjournment

Meeting adjourned at 7:32pm