

Hunting Ridge Farms Association Meeting Minutes Meeting October 11, 2023

Meeting Called To Order: Meeting was called to order at 6:35 pm at Branford's Trapasso Community House.

Attendance (14 Community Members; 3 Board Members):

Roberta Guarascio #3, Patti Toller #32, Joanne and George Caruso #11, Peg Seabrook #14, Paula and Michael Ball #23, George and Beverly Olt #10, Melinda and Jeff Theis #21, Kelly Burton #31, and Meg Church #20. Board introduced new resident, Jo-Anne Basile, who has moved into #33. Jo-Anne thanked community for welcome gift. Present were Association Board members Dom Gatto, Randy McNamara and Rob Toller.

Financial Update:

Dom discussed 2023-2024 Profit and Loss items. Roads completed and paid to New England Asphalt in the amount of \$72,679, leaving a total Association balance of \$72,371. Peg asked about the rest of the plan for the roads. Dom explained that in spring 2024, Board will address 4 catch basins identified to be needing repair due to cinder block foundation wear. Board will also address soil erosion that takes place on both sides of roads as you enter Association. Board is considering cape cod curbing to best address this. Dom said that quote of project left for roads will be an additional \$25-30k in 2024.

Review of Common Area Improvements:

Gazebo has been power washed as well as gatehouse and white fence on both sides of the road entrance. Board thanked George Olt for providing Association with new floor in gatehouse. Cul-de-sacs have been updated with LED outdoor lights. Board is looking for ideas for plantings in spring for gazebo and cul-de-sac areas. In spring 2024, Board will research further the scientific review of the pond. Paula advised that there are holes in some areas of green following the removal of trees. The Board will address the holes and have them filled. Randy said that the plexiglass in the door of the gatehouse will be replaced along with an updated fresh coat of paint inside, a new bulletin board, and the front posts will be repaired.

Update to Rules and Regulations:

New ~ Randy discussed *Article XI-Miscellaneous. Section 11.11 Service Provider Vehicles. Unit owners employing commercial or private contractors for ongoing services requiring a vehicle (as defined in Section 10.6 hereof), in that such services required repeated access to the Community over a contracted period, are required to obtain written permission from the Board of Directors prior to contracting such services.*

Dom said that he is looking into the gatehouse to be open to all during the day for deliveries (i.e., 6am to 7pm) so that large delivery trucks like Amazon, etc., will not have to drive through community. This will limit road destruction from large trucks driving and turning wheels on the road surface.

Bid Process For Services:

Rob discussed that with expiring community service contracts, Board will now seek new bids for Association 2024 contract services-lawn maintenance and snow removal (Team Landscaping), as well as waste and recycling (All American Waste).

Generator Proposals

Randy explained that the community did have interest in generators, however as we discovered, each home requires different hookup because every house is different. No economy of scale for a price break to be offered on generators. We are trying to achieve an economy of scale for residents for updates and repairs when possible. Meg Church noted that she'd like to hire a gutter cleaning company since Team has been charging \$600 for gutter cleaning. Rob noted that Jo-Anne Basile had recently worked with Gutterguyz of Guilford whose rate for gutter cleaning most homes to be \$259. Rob will reach out to Gutter Guyz to see if the community can receive a discounted rate.

Security

Dom discussed the recent attempt of a car break-in at number one. Fortunately, the car was locked, and the perpetrators drove away. Branford Police has been notified. Board will look at costs of security, i.e., possible lights and cameras to best address community security.

Home Maintenance

Rob discussed that as we enter fall and winter to review exterior of your homes, in terms of gutters, wood rot, and how it affects insurance rates. Association received notice of one claim since July of a toilet overflow. Rob encouraged residents to shut off main water supply if residents are to be away from a home more than 48 hours to prevent large water damage claims.

Board Position

Randy said that he and Dom will finish their position on Board this year (June 30, 2024) and asked if there was interest in serving on Board. Dom said that Board is still looking for bookkeeper to do community QuickBooks. Stipend for the bookkeeper role is \$150 a quarter. Board is looking into HOA direct deposit and changing banks from Connex (possibly TD Bank in Branford).

Questions

Peg had asked if tax filing for Association has been completed and Dom said that he completed and filed it with State.

Adjournment

Meeting adjourned at 7:24pm