Hunting Ridge Farms Association (HRFA) Special Meeting of Unit Owners

Meeting Minutes

June 24, 2026

Meeting Called To Order:

Following approval of meeting minutes of the HRFA Meeting that was held on March 26, 2026, this meeting was called to order at 6:30 pm at Branford's Trapasso Community House.

Attendance (19 HRFA Unit Owners; 3 Board Members):

Paula and Michael Ball #23, George and Joanne Caruso #11, Tammie Wilkinson #19, Patti Toller #32, Christine Ciociola and Andrea Boncek #16, George Olt #10, Kelly Burton #31, Carol Rosenthal #9, Roberta Guarascio #3, Steve Greenburg #27, Randy McNamara #17, Barbara Gillis #8, Michael Krause #6, Jo-Anne Basile #33, Peg Seabrooke #14 and Margaret Church #20. Present were Association Board members; President, Dom Gatto #24 and Executive Board Members, Rob Toller#32 and Fred Tarca #15.

Budget Review:

Dom reviewed the Actual Year To Date (June 2026) and the Proposed HRFA Fiscal Year Operating Budget 2026-2027.

Dom outlined the points of the proposed budget:

1. **Monthly HOA Dues Increase:** Dues are proposed to rise from $250 to $300 per month to address higher costs for maintaining and operating the community.
2. **Balanced Budget:** Projected income and expenses are both set at $133,100, ensuring continued funding for operations, maintenance, and future capital needs.
3. **Capital Planning:** The budget includes $12,000 for capital reserves and $5,000 for capital improvements to support long-term infrastructure and financial stability.
4. **Rising Expenses:** Notable rising expenses include insurance premiums, snow/lawn care, cartage services, repair of catch basin at #31 and #32, and tree maintenance and removal of fallen tree that crushed pond observation deck.

Community Discussion:

Community discussion centered on aging 40-year-old Association infrastructure, especially road maintenance and creation of a strategic plan to best address.

Roads: Board will have president of New England Asphalt, Daryl, meet with Board to review current options on roads at no cost. Some of our four cul-de-sac areas have recently experienced oil "bleeding" due to wear of roads from heavy vehicle traffic. We will review options from maintaining high traffic areas, cul-de-sacs, etc. Joanne expressed that she would like to participate in a committee on roads. Dom concurred with community participation to help gather experts and vendors to advise the Board.

Association Status Discussion: Fred noted that a potential tax district status does not relieve the Association of road responsibility. Peg Seabrooke agreed and said that essentially a tax district is another layer of tax that clearly does not take into account maintenance of roads. Jo-Anne Basile expressed that maybe the Town of Branford would be interested in taking over the care of our roads. Margaret Church noted, as an attorney who represents towns, that the Town would have no vested interest in taking over as there is no benefit for the Town to do so. Dom said that he will ask our Association attorney of the pros/cons and steps needed to dissolve Association so that we have information for future planning and fiscal responsibility. Fred expressed that he would not want to see the dissolution of the Association due to our unique size, nature and culture of our community. Fred is in favor reserving funds for projects with a strategic plan.

Revenue: Randy suggested that one way to raise revenue would be to add an additional $300 payment to each unit owner that would specifically be used for reserves. Barbara Gillis noted that special assessments should be only if an emergency or something dramatic happens.

Insurance: HRFA Association Insurance Agent Michael Krause addressed the positive steps the Board has taken to reduce Association exposure. Michael noted that with Association Master Policy, each unit essentially pays $1,200 per unit along with each unit owner having a HO6 policy. Michael warned if each unit owner were to go out on market to change Homeowner policy to HO3 policy, each Homeowner premium would be $3,500-$4,500. The value of pooling our risks as a community does help provide financial security at a reduced cost. Michael praised the Board for increasing the claim deductible to $10,000 to reduce frequency of claims made against Association policy. The first $10,000 of each claim is to be paid by unit owner. Also, Michael praised the maintenance requirements, i.e., replacing water heaters after 10 years.

Vote:

Following the presentation and review of the proposed budget, all votes cast by homeowners in attendance, together with all valid absentee/proxy ballots received prior to the meeting, were counted. A majority of the Unit Owners voted **in favor of approving the proposed 2026–2027 budget**, including the increase in the monthly Association assessment from **$250 to $300 per month**.

The new monthly assessment will become effective with the **July 01, 2026** billing cycle and will be reflected on unit owners' July HOA invoice. In addition, the processing fees for either ACH (1%) or credit cards (2.99%) will be assessed to each invoice.
Adjournment: Motion to adjourn was made which was seconded at 7:30pm.