

Hunting Ridge Farms Association (HRFA) Meeting Minutes March 19, 2025

Meeting Called To Order: Following approval of meeting minutes of the HRFA Meeting that was held on October 21, 2024, this meeting was called to order at 6:34 pm at Branford's Trapasso Community House.

Attendance (13 Community Members; 3 Board Members):

Paula and Michael Ball #23, George and Joanne Caruso #11, Tammie Wilkinson #19, Cheryl Hill and Ed O'Connell #22, Mark Brombaugh #30, Jeff and Melinda Theis #21, Patti Toller #32, Fred Tarca #15, and Andrea Boncek #16. Present were Association Board members; President, Dom Gatto, and Executive Board Members, Rob Toller and Jo-Anne Basile.

Budget Review:

Dom reviewed the HRFA 2024-2025 approved budget line-by-line, budget projections vs. actual year-to-date. Fred asked about planning for HRFA net income for the year. Dom responded that the 2024-2025 budget is "budget neutral," explaining that the income association takes in and what is spent is zero, or neutral. Fred and Patti inquired about the budget reserves for the roads and Dom explained that Board is trying to put away \$12k a year for roads.

2025 Projects:

Infrastructure Repairs (Manhole Covers, Catch Basins and Pond Decking):

Jo-Anne reviewed information about work that has been completed on one catch basin for \$750 at the top of the community green across from #26. Two catch basins have been identified in Association front entrance that need clearing (leaves, debris, etc.). It has been recommended that the manhole covers not be removed at this time. Dom explained that we will be getting quotes to repair the flooring on the observation deck (near the rear of #26). Dom explained that replacing the floor may be the most viable as if it were to be completely removed by the Association, the Association would have to submit plans for approval to the town Wetlands Commission.

Landscaping:

Jo-Anne thanked last year's landscaping committee for their work, and she advises that there are more plantings needed. Jo-Anne would like more plantings at the rock garden that is on the Green. Jo-Anne also noted new plantings to be done on the left front entrance, as well as electrical boxes. She advised that she would like Association to hire a professional landscaper to design landscaping to refresh the look of the community. She has had an initial discussion with Christensen Landscaping, and she will get a notice out to the community about the 2025 landscaping committee. Patti asked if there is a set budget to these landscaping items. Dom explained that it will come from the capital budget and that the Board will get quotes first. Dom advised that Team Landscaping will be cleaning up the pond area. Jo-Anne said that the plan for pond is to keep it clean and safe in accordance with Branford Conservation and

Environment Commission guidelines. Dom noted that the gatehouse exterior will be painted this year as well as cleaning and repair of the white entrance fence along the road.

Community “Junk Removal Day”:

Dom noted that about 9 residents participated in the junk removal day last year. Dom noted the cost last year was \$450 for this service to the community. Dom explained that perhaps we hold a community tag sale on the Green, and for items not sold, Association will have All American Waste arrange to pick up. Cheryl noted that a tag sale will mean increase traffic to the area to consider.

40th Anniversary of HRFA:

Dom noted the Association’s 40th anniversary this year. The Board is considering ways to refresh the Association logo, front sign, and number signs. Dom presented slides of some options that we have received from John at Autografix in Branford. Tammi inquired about the need for an updated sign. Rob noted that in addition to a refresh, that the sign will address safety concerns and guests who have difficulty in locating our road. Dom noted that we will have a celebration with more details to come on the 40th anniversary.

Wellness Contact List:

Jo-Anne would like to offer to the community to hold a list of emergency contacts. Recently emergency responders had asked Jo-Anne if Association had a key to a home or an emergency contact. Participation will be on a volunteer basis only. Andrea will assist Jo-Anne in gathering this wellness contact list.

Questions and Answers:

Joanne Caruso inquired about the crushed rock that is on both sides of the Association entrance. Dom noted that this is trap rock that has been placed to prevent erosion of soil along the front entrance. Patti inquired about budgeting appropriately for the roads to avoid any special assessment. Dom noted that roads are always the biggest budget item.

A Motion to Adjourn was made and meeting adjourned at 7:33pm.