



The Common at

**Sinnott Farm**

www.sinnottfarm.com

Homeowner's Association for:

Quail Run | Spice Bush | Arrowwood | Spring Hill | Timothy Lanes

P.O. Box 681  
Bloomfield  
Connecticut 06002

**The Common at Sinnott Farm, Inc.  
Executive Board Meeting  
7 Spice Bush Lane  
Wednesday, October 26, 2016**

**MINUTES**

**In attendance:** Diane Prescod  
Myron Stewart  
Penny Jackson  
Harriette Howard  
Jeff Olmstead  
Chris Weiland, Vision Management

**Other attendees:** Jeff Bobrow, Richard Burt, Zoriana Dyka, George Haider, Syed Hussain, Blessing Inyang, Ramona Jones, Heidi Kleinman, Hazel Perkins, Odell Sampson, Cheryl Sampson, Thomas Thompson, Cameron Topper, Bobby Woods

**Call to Order**

The meeting was called to order by Diane Prescod, President, at 6:36 pm. The notice of the meeting and a meeting agenda had been previously mailed to the community, and notice of the meeting was also posted on the Association's website.

**Homeowner participation and comment**

There were 14 homeowners present (besides Board members). The following is a summary of the comments made by homeowners, and responses from Board members or the Manager, if applicable.

**Comments regarding the community generally**

Richard Burt – What is the amount of the Association's reserve fund and how much is being put into a reserve account?

Jeff Bobrow – The meeting should be adjourned immediately since there are not enough chairs for all the attendees to sit during what is expected to be a lengthy discussion.

Bobby Woods – There has never been an update to the Declaration, and it needs to be done. State law regarding common property associations specifies how and when the Association's budget should be provided to homeowners, and how a vote is required to approve it (Sec. 47.261e).

Heidi Kleinman – Appreciation was expressed for all the work of the Board on behalf of the community. However, her concerns with respect to funds and the budget included:

- What do we pay the management company?
- What are the terms of the management contract?
- What are the Association's funds allocated to?

She expressed an opinion that the management company was not necessary and that a billing service could be used to handle the Association's financial business. Also, Ms. Kleinman expressed concern about a diminished sense of community in Sinnott Farm. These concerns are reflected in the proposed Rules, such as (for example):

- The Association should not have any authority over cutting down trees, dead or alive, on a homeowner's private land
- A homeowner's personal hardship situation should not have to be divulged to the Board in the event of delinquency of Common Expense payments or a negotiated payment plan

### Comments regarding the proposed Rules

Bobby Woods – What comments about the proposed Rules had been previously received by the Board?

- Jeff Olmstead explained that comments had been previously received via email from only one homeowner, and he then summarized the comments from the homeowner.

Mr. Woods then expressed concern over the 12 hour time limit for putting trash containers out (Section 5.2) and asserted that the 30 day time limit for responding to Homeowners requests for approval of changes was too long, and that 14 days would be satisfactory (Section 7.2.E).

Mr. Woods asked a question about an apparent contradiction contained in the cover letter from the Board. The question was whether all the prior Rules and amendments were in fact being replaced by the proposed Rules document.

- Jeff Olmstead described that there are Amendments that address the Bylaws, and that the Bylaws are a separate document that is not being revised with the Rules. All previous Amendments dealing with Bylaws will remain in effect.

Mr. Woods again made the point that the Declaration needs to be updated and revised to conform to 2010 updates in CT state law regarding common interest communities.

- Chris Weiland explained the challenges with amending the Declaration, including the considerable legal cost to the Association, and also pointed out that CT state law supersedes the Declaration in the event of any conflicts or inconsistencies between the two.

Mr. Woods expressed the opinion that the Covenants Committee was made up almost entirely of Board members. He views this as a problem in that it does not allow for a fair appeal process in the event that the Covenants Committee denies a request from a homeowner.

- Diane Prescod responded that there is not enough homeowner involvement to create a separate committee made up entirely of non-Board volunteers. As a result, some Board members also serve on the Covenants Committee in order to keep the committee functioning.

Heidi Kleinman asked about the difference between Bylaws and Rules.

- Chris Weiland responded that the Bylaws address how the Association is governed and run, and the Rules establish certain standards of conduct and behavior in the community.

Richard Burt – What Association documents are submitted to the state as required by state law?

- Chris Weiland stated that no documents are submitted to the state, nor was he aware of any documents that were required by the state.

Heidi Kleinman stated that the proposed Rules appear to be antagonistic. She then noted a couple of examples that she found objectionable. The first was the word “servants” in Section 3.1, and the second was the restriction on the number of cats permitted in a home in Section 3.3.

- Jeff Olmstead explained that many of the proposed Rules are modeled after the existing Rules or Amendments, and that many of the proposed Rules have already been in effect.

Board member Penny Jackson departed the meeting at approximately 7:10 PM.

### **Executive Session**

The Executive Board adjourned to Executive Session at 7:20 PM to discuss comments made by homeowners. The Manager did not accompany the Board members and stayed with the homeowners.

Executive Session was adjourned at 7:32 PM.

Diane Prescod addressed the homeowners present and stated that the Executive Board is working on behalf of all homeowners for the common good of the entire community. She announced that a vote on the proposed Rules will not be taken by the Board at the meeting. This decision will permit the Covenants Committee and Board members to give additional consideration to the comments provided by homeowners, and to determine what further changes need to be made to the proposed Rules.

Harriette Howard then addressed the homeowners and made the case for having a management company, and described how important it is that community members volunteer and become involved in the affairs of the Association.

All homeowners except Board members departed the meeting at 7:45 PM as there was to be no more open discussion of the Rules or any other topic.

### **Prior meeting minutes**

A motion was made by Myron Stewart to approve the minutes of the October 5th Executive Board meeting, as amended. The motion was seconded by Diane Prescod and was passed unanimously.

### **Correspondence Report**

Two emails were received since the last meeting, both from the same homeowner on Arrowwood Lane. The first offered comments and suggestions for the proposed Rules, as discussed in the Homeowner Participation and Comment portion of the meeting. The second email alerted the Board that the sprinklers were still running in a cul-de-sac on Arrowwood. Vision Management will look into what needs to be done to shut down the sprinkler system.

## **Old Business**

### *Annual Meeting Preparation*

The handout material for the Annual Meeting was reviewed by Diane Prescod. She will finalize the content and email it to all Board members. Only the Annual Meeting agenda will be included in the Notice of the Meeting that is mailed to homeowners.

Diane Prescod will contact the Bloomfield PD to inform them of our meeting and ask their opinion about lawn signs announcing the date and time of the meeting. If the Bloomfield PD says OK, Myron Stewart will put the Association's signs on common property along Ryefield Hollow North a week or so in advance of the meeting to remind homeowners of the date, time and place. Diane will then ask the Bloomfield PD to provide extra patrols in the community on the evening of the meeting.

### *Proposed 2017 Budget*

Chris Weiland reviewed the proposed budget for 2017. Jeff Olmstead asked that some portion of the funds be allocated to brush hog the area around the pond late next year. Chris made the requested adjustments.

Jeff moved to adopt the proposed budget of \$75,320, as presented by Chris, with the quarterly Common Expense charge remaining unchanged at \$255/quarter for 2017. The motion was seconded by Myron Stewart and approved by all Board members. The budget will be presented to homeowners for ratification at the Annual Homeowners Meeting.

## **New Business**

Vision Management will send a letter to the homeowner(s) at 16 Quail Run Lane to have them remove an inoperable van that has been in the driveway for many weeks.

### **Executive Session**

The Executive Board again adjourned to Executive Session at 9:10 PM to discuss receivables. Executive Session was adjourned at 9:15 PM.

Following Executive Session, it was agreed that the Executive Board would not waive the \$300 acceleration penalty for a homeowner who had previously been accelerated.

A motion was made by Jeff Olmstead to close the meeting, and this was seconded by Diane Prescod. The meeting was adjourned at 9:17 PM.

Respectfully submitted,  
Jeff Olmstead, Secretary