



The Common at
Sinnott Farm

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Homeowner's Association for:

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

The Common at Sinnott Farm, Inc.

Executive Board Meeting

August 2, 2017

6:30 p.m.

MINUTES

In Attendance: Jeff Olmstead
Diane Prescod
Cameron Toper
Syed Hussain
Chris Weiland, Vision Management

Absent: Myron Stewart

Homeowners Present: Aija Zigmunds

Call to Order:

The meeting was called to order by President, Jeff Olmstead, at 6:33 p.m.

Homeowner Comment Period 1:

Aija Zigmunds shared with the Board her frustration regarding noise from basketball playing on her street. She referenced clauses in our Bylaws regarding annoyance and nuisance as well as research she had done on the internet detailing the potential harmful effects of noise pollution. The Board acknowledged her concerns and agreed that the issue needed to be discussed and would be in more detail later in the meeting as it is an agenda item.

Minutes:

A motion to approve the minutes of the June 7, 2017 meeting was made by Syed Hussain and seconded by Cameron Toper. The board voted unanimously to approve the minutes.

Financial Report

- We have one account with an outstanding late fee and two accounts in collections.
- Our operating cash balance is \$6,448.74 with a reserve balance of \$98,791.49.
- Currently, expenditure for water is under budget. If we continue to monitor usage, we should end the year well under budget.
- Office expenses are close to budgeted figure. We need to determine how to keep these costs down and/or allocate additional funds in the budget for the coming year.

Manager's Report

- Irrigation – we have \$2,973 remaining in the budget
- Walk-about letters – Responses from two homeowners, one was positive, one negative
- Home on Quail Run Lane – Several calls came in with complaints about the condition of the property and basketball playing. The homeowner stated to Chris Weiland that she has begun yard clean-up, however neighbors dispute this. Chris will drive by to verify. Regarding basketball playing, an

agreement was reached that the young people would not play after 8:00 p.m. and that there would be no playing in the street. According to neighbors and other residents, agreement has not been honored.

-Potholes on Ryefield Hollow Drive North have been reported to the Town and are on the list for repair

-Public Road Signage – The Town is in the process of updating and replacing signs. The Block Watch and No Soliciting signs were removed and will not be replaced. Diane will follow up with the BPD regarding both and request that they be replaced.

Service Requests

None at this time.

Correspondence Report

-Homeowner on Arrowwood – Emails regarding sprinklers

-Homeowners on Quail – Noise complaints

-Homeowner on Timothy – Weeds along curb line

-Homeowner on Arrowwood – Issue regarding damage done by Russo this winter and not yet repaired

Jeff Olmstead added:

-Homeowner on Spice – Streetlamp out (has been repaired)

-Homeowner on Spring Hill- Complaints about work being performed by Russo. Also reported that Myron Stewart met with homeowner and Russo representative. Since then, no further complaints.

-Homeowner on Spring Hill – to volunteer to join Welcome Committee

-Homeowner on Arrowwood – Former association officer, has an old file cabinet with documents that are over 10 years old. Permission granted to discard.

Committee Reports

Beautification Committee – No report at this time. Penny Jackson is still chair but has not been in contact with Board members regarding work or projects for this year. Jeff Olmstead did some weeding and clean-up work around the Sinnott Farm sign at the entrance to the community.

Welcome Committee – There are two new homeowners on Timothy Lane. Paula Casey and Lesia Fabrizi have volunteered to join this committee. They will be provided with “talking points” to include when visiting new homeowners.

Old Business

-Proposed Rules – There has been no feedback from homeowners. Only one homeowner attended the community meeting held in July but not to discuss the proposed rules, rather to share block watch information. Jeff Olmstead reviewed the document again and corrected two typographical errors. In addition, he suggested a possible change – removing language regarding the required notification of the Covenants Committee for any repairs to or replacement of driveways. After discussion, consensus was reached to leave the language as it currently appears.

A motion was made by Jeff Olmstead to adopt the revised rules, effective October 1, 2017. The motion was seconded by Diane Prescod and passed unanimously.

Jeff Olmstead will ensure that the new rules are posted on the website and the old documents removed. In addition, hard copies will be mailed to homeowners in September with the fourth quarter mailing.

-Paving Study – As a result of the study, the conclusion was reached that we have some time. Spring Hill needs to be done first with Arrowwood to follow. Jeff Olmstead, Cameron Topper and Chris Weiland prepared a 15 year financial plan that would enable the association to cover the cost of

repair/replacement of each of the 5 lanes. Much discussion took place and several suggestions made for modification and/or clarification of certain points as well as the inclusion of catch basin repair that has been on the agenda for some time. Chris Weiland will work with Cameron Toper on the issue of the catch basins and have information to present at the September meeting.

-Irrigation Plan/Water Usage – Sprinklers are currently off. We are currently under budget and will continue to monitor cost and necessary usage.

-Block Watch Report – Diane Prescod was unable to attend July meeting. Aija Zigmunds did attend and shared earlier in the meeting that there is some suspicious activity in the neighborhood and she has requested additional patrols by BPD.

-Additional Item – The Town has denied our request for a street lamp in the parking lot near the park off Deerfield. For some reason, a request was made for 2 streetlamps and the cost was estimated at \$14,000 which was the reason for the denial. Diane will attempt to set up a meeting with the Town Manager to reiterate the request, especially given the “suspicious activity” noticed by residents recently. Jeff Olmstead and Syed Hussain offered to attend with Diane.

New Business

-Community Gathering – Approximately 15 homeowners attended – less than last year – however feedback at the gathering was positive. Possible reasons for lower attendance might have included weather and the fact that it was Fathers’ Day weekend.

-Basketball Playing Complaints – Chris Weiland will set up a meeting with the homeowner so that we can discuss the situation and work together to attempt to find a solution that is fair and acceptable to all parties.

-Website – Technical issues have arisen and documents can no longer be uploaded to the site. Chris Weiland will have Mark Weiland attempt to solve the problem as tech support at GoDaddy has been unable to do so. If efforts are not successful, we will explore a variety of other options to include finding a new provider.

Homeowner Comment Period 2 -

No homeowners present

Executive Session

The Board adjourned to Executive Session at 9:10 p.m. and concluded at 9:25 p.m. No votes taken.

The meeting was adjourned with a motion made by Diane Prescod, seconded by Syed Hussain, and approved unanimously at 9:26 p.m.

**Respectfully submitted,
Diane Prescod
Secretary**