BOARD OF DIRECTORS MEETING
July 19, 2022 at 6:00pm
Virtual Meeting

MEETING MINUTES

Attendees: Lesia Comperatore, President
Patrick DeLorenzo, Vice President
Lisa Terlecky, Treasurer
Amber Carasone, Secretary
Wayne Wnuck, Director

Sentry Management, Paula Stabert- Guest Speaker

Lesia called the meeting to order at 6:01 PM

Treasurer's Report:

- Went through all line items for May and June and everything looked good.
- As far as budgeting we are on track and on target, and didn't see anything that needed to be removed
- Motion made to approve May and June financial reports

Unfinished Business

- Asked Jasmine to list anything on the agenda that we are working on so the homeowners know what we are discussing and we can keep track of everything as well.
- Eversource removed the vines from the light post and the Town sprayed for preventative maintenance.
- Keeping closer attention on the landscapers. Jasmine has been reminding them to get rid of the weeds in the street.
- Jasmine will be following up with landscaping company on fertilizing treatment. Let's check to see if this is being done, homeowners haven't seen any yellow tags lately.
- Followed up with Deanne Lawrence regarding the end of her driveway that needed fixing from the plow damage over the winter. Ms. Lawrence said that it looked OK and she will keep an eye on it.
    - **Action**: Can we make sure that SJN follows up with the homeowner before they do any work and when they are done as a courtesy?

- Followed up with Deanne Lawrence, head of the beatification committee to see if there needed to be any reimbursements made for flowers. There have been homeowners planting flowers and fixing some of the beds after we mentionedthe catch basin issue. No requests have come in or modifications.

New Business

- Jasmine obtained one quote for pond maintenance. There was a petition signed by homeowners and sent to the Board regarding the poor condition of the pond which is creating an unhealthy number of mosquitos and rodents for the residents in the area closest to the pond.
- Overview of the pond management contract (Included in the quote):
    - Maintenance covers April to September – This will be a monthly service.
    - They will visit and inspect the pond one time per month during months of April through September
    - They will do a visual inspection and check the water levels. They will check the water clarity, the quality and then check for allergy issues with shoreline and bank stabilization measures.
    - They're also going to check for mosquito breeding conditions.
    - They are confident that the pond can be maintained properly without an aerator. Jasmine is looking into electricity sources in case we need to consider adding an aerator.
        - Action: Board asked Jasmine to get at minimum a second quote to ensure we are getting the most out of this service.
        - Let’s look into other alternative temporary solutions to this problem since we won’t be able to get this company to do any maintenance until 2023, if contract is approved. Jasmine was asked to get quotes for mosquito treatments for the residents affected by the pond. Let’s see how much it would cost to get things cleaned up around the pond to minimize the amount of rodents that are being attracted by the overgrowth around the pond.
    - Jasmine is looking into the different permits that will be needed to perform this type of maintenance for the pond.
    - It should be noted that there is no money in the current budget to pay for any Pond Maintenance

- Tree branches that were hanging low on Arrowood Lane were trimmed by SJN as part of their regular trimming.

Administrative:

- The letters went out, that is just an FYI so you can see the violations coming in and what is being sent out for management. There were two letters that went out.
- Annual calendar went out and next meeting will be on September 27th

Closings:

58 Arrowood Lane closed on May 12th, 11 Arrowood Lane closed on June 13th, and 22 Spring Hill Lane closed on June 28th.

Owners Forum (if on the agenda)

- Pond maintenance was a big discussion, The Board reassured homeowners that this is being looked into along with getting quotes and discussing alternative solutions to the problem so it can be addressed before the summer ends, if possible.
- Concerns were raised about a home on Quail Run Lane and the Board has been made aware that this home has several violations including trash in the front yard, a tree that has not been cleared for over a year, a shed with no doors that has trash inside of it, and trash cans in the driveway.
    - **Action**: Jasmine will be looking into this further

Meeting concluded at 7:25 PM