



The Common at  
**Sinnott Farm**

[www.sinnottfarm.com](http://www.sinnottfarm.com)

Homeowner's Association for:

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

**The Common at Sinnott Farm, Inc. (CSF)  
Executive Board Meeting  
January 5<sup>th</sup>, 2021  
6:00 p.m.**

**MINUTES**

**In Attendance:** Deanne Lawrence, President  
Lesia Comperatore, Vice President  
Lisa Terlecky, Treasurer  
Michael Comperatore, Secretary

Chris Weiland, Vision Management

**Absent:** None.

**Homeowners Present:** None.

**Call to Order:** The Zoom meeting was called to order by President, Deanne Lawrence, at 6:00pm.

**Homeowner Comment:** Lisa Terlecky brought up an email from Diane Prescod regarding dog waste in the community. Lisa has also noticed this issue and has found dog waste in the street as well lately. Homeowners are reminded to please bring plastic bags when walking their dogs and clean up after them. Dogs are required to be leashed at all times.

**Minutes:** The meeting minutes from October were approved unanimously. November was the Annual Homeowners Meeting, and there was no meeting in December.

**Financial Report:** We came in under budget by \$1,700 for 2020. The Association also received an additional \$1,000 this past year due to late fees. As a reminder, only one homeowner went through the process of obtaining an extension on quarterly dues due to COVID unemployment. A CD recently matured, was withdrawn, and added to our money market account due to current poor interest rates in CDs. The other two will mature on April 30<sup>th</sup> and June 16<sup>th</sup> of this year.

## **Manager's Report**

**Unregistered Vehicle on 16QR:** Mike with Bloomfield planning and zoning spoke to the homeowner about the unregistered vehicle in the driveway. The vehicle is in probate and the homeowner is working to get the title from probate so it can be registered or get permission to sell the car. There was a meeting scheduled on December 8<sup>th</sup> with the probate but we do not yet know the results.

**Paving Specifications:** If the Association plans to pave Spring Hill this year, it is important to contact the engineering firm to create specifications to be sent to contractors for bids. The Board would like to review the updated contract before approval and plans to approve the expense via email. As a reminder the cost is \$4,950 for all of our streets.

**Beautification Committee:** Bill White of 20TL and Edie & Rob Thompson of 82AW are interested in joining the Beautification Committee.

**CD Maturing:** A CD for \$79,759.18 matured on 12/30/20, was withdrawn, and added to our money market account due to current poor interest rates in CDs. The other two will mature on April 30<sup>th</sup> and June 16<sup>th</sup> of this year.

**Officer Positions:** The positions this year are Deanne Lawrence, President, Lesia Comperatore, Vice President, Lisa Terlecky, Treasurer, and Michael Comperatore, Secretary. The Director role is vacant.

**Payment Options:** Recently a few homeowners who usually pay with coupon books are asking for an alternative way to pay without the use of an electronic device. We are no longer providing homeowners with coupon books due to the excessive cost. A physical check is not an option because without the coupon code the bank will not be able to scan it in and credit it properly. Coupon books can be purchased by contacting Vision. The cost is around \$10.

**Service Requests:** None.

## **Correspondence Report**

Received: None.

Sent: None.

**Alteration Requests:** None.

## **Committee Reports**

Beautification: Deanne will reach out to the homeowners who said they were interested in joining.

Covenant: none.

Welcome: 7SH closed in December.

**Review of Island Plantings:** The quotes that came in from a few contractors to landscape the islands for them to no longer require irrigation were extremely expensive in the tens of thousands of dollars.

The Board will keep aware of this issue and investigate seeding with drought-tolerant grass strains. We could possibly use our credit with SJN for this.

**MDC Water Meter Removal:** MDC has been out marking water lines in our streets and will probably begin work soon to remove our water meters.

**SJN Cleanup Bill:** We have opted to use our credit from 2020 to SJN towards the bill for cleanup from the storm. SJN did reduce the bill by \$100 and has agreed not to perform any work without seeking prior approval. An unanticipated, unbudgeted cost must be considered by the Board.

**Annual Meeting Recap:** The Board assigned new officers and spoke about the Annual Meeting during a brief meeting in December.

**Goals for 2021:** SJN's landscaping contract is up for renewal this year. We welcome homeowner comments as this process begins. The island work is a consideration that could be included in a bid. We would also like to partner with the Wintonbury Land Trust to keep the perimeter between our properties beautiful. We should be proactive by documenting problems in the community and developing plans of action, especially for our streets.

**2021 Meeting Dates:** Until further notice, the Board meets on the first Tuesday of each month via Zoom from 6:00p to 8:00p. If you would like to join, please contact Chris at Vision Management for the meeting information. The Board will not meet in March or July.

**Newsletter and Dues Communications:** Our former president, Syed Hussain, wrote the newsletter during his tenure. The newsletter is no longer mailed and is instead sent electronically. The Board has determined that the timeliest information and community news should now be updated and posted to our website.

**Homeowner Comment Period 2:** none.

**Executive Session:** The Board went into executive session at 7:11pm and concluded at 7:15pm.

The meeting was adjourned with a motion that passed unanimously at 7:16pm

**Respectfully submitted,  
Michael Comperatore  
Secretary**