



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  
February 2<sup>nd</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 6:05pm.

**Homeowner Comment:** We had a large storm from Monday-Today, so plowing was on everyone's minds. The catch basins were covered and the streets were a bit narrow, as well as little clearance in front of the fire hydrants. Our contract states "curb to curb" so we will ask SJN to come back and push the snow back further.

**Minutes:** The meeting minutes from January were approved unanimously.

**Financial Report:** Nothing new to report from last month.

**Manager's Report**

**Unregistered Vehicle on 16QR:** The vehicle is in probate and Charissa is working to get the title from probate so it can be registered or get permission to sell the car. January 26, Charissa had a scheduled meeting with probate.

**Yard Cleanup 16QR:** Michael and Chris met with Charissa on 1/22/21 to review the items on scattered / stored all over the yard areas. As of 1/22/21 Charissa had made tremendous progress and cleaned up almost everything. It was the cleanest it has ever been since Vision started. There were three items Charissa agreed to complete. Charissa said she would submit the application the week of Jan 18 for the shed and confirm a date when this Spring items 2 & 3 would be completed. To date, nothing has been received.

1. Submit an application for the storage shed, that is partially built and plans to complete, keep, and use.
2. There is a pile of walkway pavers on the wood line - she was going to remove those in the Spring.
3. She was going to complete the paver block retaining wall. There is a small open section that her husband was going to install a grill in.

The Board decided that Charissa will need to complete item 1 in order for the fees to stop, and must complete items 2 and 3 in the Spring or the fees will begin again.

**MDC Island Meters:** The MDC has started to disconnect the meters at the islands. To date Timothy, Arrowwood, and Spring Hill have been done. There is currently only cold patch covering the work, so we will reach out to them in the Spring and remind them to complete the job with hot patch.

**Paving Specifications:** We have not yet received an updated contract from the engineer.

**Landscaping Contract:** The board reviewed the specifications of the contract to see if anything should be changed before we begin contract renewal or the bid process this fall. Since we will have fewer meters by summer of next year, our irrigation costs will be lower. We added verbiage regarding keeping catch basins clear. Fire hydrant verbiage was clarified.

**American Eagle Signature Card:** The application required to update signators for the CD Accounts as well as the required Secretary of the State details were provided to the Board.

**Service Requests:** None.

### **Correspondence Report**

Received: None.

Sent: None.

**Alteration Requests:** None.

## **Committee Reports**

**Beautification:** Deanne reached out to Bill White and Edie and Rob Thompson since they had expressed their interest in joining the committee.

**Covenant:** none.

**Welcome:** New homeowners have moved into 7SH. The Welcoming Committee has reached out but has been unable to make contact and has sent a welcome letter.

**Website:** Our bi-yearly domain fee to GoDaddy is due in March.

**Goals for 2021:** Vision will be in communication with SJN regarding the Island reseeding and MDC is in the process of removing the meters. The landscaping contract is in review. We are working with the Wintonbury Land Trust to improve maintenance of shared borders. Engineering specs to be used to obtain paving quotes will also be performed this year.

**Homeowner Comment Period 2:** none.

**Executive Session:** The Board went into executive session at 6:59pm and concluded at 7:13pm.

The meeting was adjourned with a motion that passed unanimously at 7:35pm.

**Respectfully submitted,  
Michael Comperatore  
Secretary**