



The Common at
Sinnott Farm

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
September 1st, 2020
6:00 p.m.**

MINUTES

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

Chris Weiland, Vision Management

Absent: Syed Hussain, President

Homeowners Present: None.

Call to Order: The Zoom meeting was called to order by Vice President, Deanne Lawrence, at 6:04pm.

Homeowner Comment: none.

Minutes: The meeting minutes from August were not complete and will be voted on via email.

Financial Report

As of the end of July we are at 55.6% of our budget used which is slightly below projected. We have a CD that will be maturing at the end of the year on December 30th. It is our largest CD so we will have to plan accordingly depending upon our repavement schedule. Lisa had questions regarding late fee income and when it gets posted and which period it gets reported to. She noticed this because there is a balance on our YTD actual that has not been reported in any period thus far. Vision Management is checking their records as to when the sum of the late fees were posted.

Lisa was also curious as to why there was an expense for coupon books this period when it had been decided that they would not be issued after this January. Coupon books are largely an unnecessary

expensive given the number of ways to pay electronically, but if a homeowner believes they would have a hardship not using coupon books they should contact the Board.

It is now September so we are turning off irrigation for the year. We will come in under budget for water for this year by about \$200.

For tree removal we are over budget due to unanticipated issues with fallen trees this year. We currently need two trees removed and have received a quote for \$520 from Leafing Out. In the past, they have given us the best prices and provide good, timely service. Using the unexpected late fee income and water savings we may be able to cover the gap. We noticed when discussing this topic that the beautification committee budget and tree removal are lumped in together. They should be separated in next year's budget.

Manager's Report

Wintonbury Land Trust: Vic Herson is meeting with Board members on September 19th to walk the perimeter of their property that abuts North Ryefield Hollow.

Entry Irrigation: We have confirmed with SJN that the \$980 balance from unused irrigation services can be saved and banked over multiple years to be spent on other services with SJN.

Unregistered Vehicles: 27 Spring Hill and 16 Quail Run have unregistered vehicles sitting on their properties. Bloomfield planning and zoning sent each home a letter regarding the vehicles. The town gives the owner ten days to comply. If the owner remains non-compliant, a follow-up letter is sent and citations may follow if the owner does not take the appropriate action.

Brush Cutting – Pond: The pond area was brush hogged. SJN is planning to do a little more work around the trees to clean up the remaining tall grass on the edges.

8/4/20 Storm Damage: As a result of the high winds a couple trees were damaged. One at each of the Arrowwood cul-de-sacs and a tree at the Ryefield/Deerfield intersection. The town cleared the Ryefield/Deerfield tree off the road but the remains need to be cleared off the side of the property. Leafing Out looked at the trees on the Arrowwood cul-de-sacs and recommended to remove them entirely. Leafing Out provided a quote of \$500 to remove the trees, SJN provided a quote of \$1,000 to remove the trees and clean up the intersection. Chris estimated that Leafing Out would probably charge an extra \$150 for cleaning up the debris from the Spice Bush intersection.

Crack Sealing: In order to maintain the life of our roads and protect them from water damage, we need to crack seal consistently. We've received a quote from Spazzarini Property Services for crack sealing as well as a pothole repair on Timothy. The Board spent time considering which road we should spend money crack sealing based on need and decided to take a walk on Timothy Lane to assess it on September 19th after meeting with Vic from Wintonbury Land Trust.

Paving Specifications: if the Board still plans on obtaining contractor estimates for paving before the 2021 budget draft, CSF needs to make a timely decision on hiring an engineer to draft the specifications.

Service Requests: None.

Correspondence Report

Received:

17QR – RE: noise at 16 QR.

40QR – RE: general upkeep around houses on QR.

Sent:

5QR – RE: roof work (no response).

Phone Calls:

22QR – RE: break-in.

Alteration Requests

19SB – RE: front walk replacement: approved.

Committee Reports

Beautification: the beautification committee is requesting \$150 to plant at the street corner beds.

Covenant: One approved alteration request.

Welcome: none.

COVID-19 Feedback

There is no new feedback to report.

Email Action Items: Since Vision is copied on all email correspondence between Board members, it was decided that we would modify the subject line in order to get Chris's attention when he needed to take direct action on something.

Rules Enforcement: Since there have been many rules violations lately, especially cans being left out, the Board talked about reasonable expectations for homeowners to address problems. Some homeowners are warned about an issue many times without resolving it.

Repavement Engineering Specs: The Board decided not to spend money on the engineering study this year. We are not planning to repave Spring Hill until 2022 and we have had a high amount of unexpected tree removal this year.

Homeowner Comment Period 2: Lesia asked about installing a small propane tank on the side of the house for a gas fireplace that would be about 5' tall and hidden by shrubbery and fences. Lisa suggested providing as much information as possible to the Bylaws and Covenants committee for them to make a determination.

Executive Session: The Board went into executive session at 7:31pm and concluded at 7:59pm.

The meeting was adjourned with a motion that passed unanimously at 8:20pm

**Respectfully submitted,
Michael Comperatore**

