



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.  
Special Homeowner Meeting  
February 22, 2017  
7:00 p.m.**

**MINUTES**

**Board Members in Attendance:** Jeff Olmstead, President  
Myron Stewart, Vice President  
Diane Prescod, Secretary  
Cameron Toper, Treasurer  
Syed Hussain, Director  
Chris Weiland, Vision Management

**Homeowners Present:** Homeowners were asked to sign in as they arrived

**Call to Order:**

-The meeting was called to order by President, Jeff Olmstead, at 7:05 p.m. at which time he reviewed the purpose of the meeting (to vote on a motion made at the November 2016 Annual Meeting to remove the three directors whose terms expire in November 2017 and to vote on the revised 2017 budget) and all of the paperwork each attendee should have taken from the reception table.

**Proof of Notice of Meeting:**

-Diane Prescod read the Proof of Notice document aloud.

**Approval of the November 2015 Annual Meeting Minutes:**

-Jeff asked if everyone had a chance to review the minutes and asked for comments. Marie Macdonald stated that there was no mention of creating a homeowner directory that was discussed in November. Jeff stated that although this is not in the minutes, it is on the list of items for the board to address.

-Jeff called for a motion to approve the minutes which was made by Suzanne Petke and seconded by Rob Thompson. All present voted to approve the minutes with one vote against, thus the motion carried and the minutes are approved and will be posted to the website.

**President's Comments:**

-Jeff opened his remarks by introducing the board members and sharing which office is held by each individual. He continued by reviewing what the board has been working on since the November meeting, specifically that:

-a budget committee was created consisting of 2 board members (Syed and Cameron), our property manager (Chris) and 2 community members – Rod Norwood and Bob Hanks. Jeff publicly thanked each of them for their efforts and commitment to the community

-a list of goals for 2017 is being solidified and, if the present board continues, the list will be finished by the end of the first quarter

-the board is working to address homeowner concerns such as water usage/cost and how to best use email for communications

-the board is committed to accomplish as many of our goals as possible during the year

### **Election of Inspection of Vote:**

-Jeff asked Chris Weiland to explain this process to homeowners. Chris asked for volunteers to collect and count ballots once votes had been cast. Rob Thompson, Michael Camperatore, and Paula Casey volunteered.

### **Vote on Removal of Directors from Board of Directors**

-Jeff introduced this portion of the agenda by explaining that the vote is to remove all three directors whose terms expire in November 2017, it is not for individuals. He further explained that if the directors were removed, there would be no nominations nor elections of replacement directors this evening.

-There were two questions from the floor – If the directors were to be removed, would this evening’s meeting continue to which an affirmative response was given. The second question was regarding the reason for asking that the directors be removed. Jeff responded that we were never given a reason, but that the motion was made, seconded, and passed at the Annual Meeting in November and, therefore, we had to proceed to a vote.

-Given that, by statute, any board member who may be removed is entitled to address the meeting, Jeff spoke and basically reiterated what was sent to homeowners in the meeting mailing, strongly urging homeowners to reject the motion for the following reasons:

- The three directors have done nothing wrong to warrant their removal

- The three directors have given countless hours to the community over a period of years

- The three directors have experience, the two other directors are new and just learning the requirements for running the association

- The removal would not be positive for community morale

- The removal would be disruptive and slow down the work of the board and there is much to be done

- The next Annual Meeting is in nine months at which time nominations and voting will take place for these positions as the terms expire

-Jeff then asked both Diane and Myron if they wanted to speak. Diane responded that she felt Jeff had eloquently addressed all pertinent points and Myron concurred.

-Jeff then opened the floor for discussion.

-Bobby Woods stated he has spoken to some new homeowners and that they were not properly welcomed to the community. He further stated that the board and Vision Management were not responsive to requests. His last comment was that he did not feel board members were willing to work with the community because his phone number was blocked by a board member and an email to “bury the hatchet” went unanswered.

-Julius Prescod responded that no one had to be harassed in their home and that was why the Woods’ number was blocked from his home and that he had recordings of the disrespectful and harassing voice messages that had been left.

-Suzanne Petke interjected to state that her experiences with the board had been positive.

-Julius Prescod commended the board for a job well done.

-Lesia Fabrizi commended Diane for her help with the street lamp issue on Spring Hill.

She stated she had no issue with the board, but with management company for not responding to phone calls.

-Audrey Baker commended Vision for their response regarding snow plowing but she felt ignored by the board – she did not agree with the response she was given. She stated she would also like to see more interaction within the community. Jeff responded by saying there was a difference between being ignored and not being in agreement with the response from the board; that it was not always possible for homeowners to get the

- response they wanted. He also stated that we did have a community gathering last June with over 30 people in attendance and that we hoped to hold another this year. There was more discussion regarding Russo not plowing close enough to the curbs.
- Marie Macdonald asked about performance expectations and evaluation of the management company. Jeff responded that this is something we need to address.
  - Donna Wnuck suggested we refocus on the agenda item and leave other issues to the portion of the agenda dedicated to homeowner comments and questions.
  - Rob Thompson contributed that he appreciates the professionalism of the board at a very uncomfortable meeting in November during which much disrespectful behavior was displayed by some members of our community. He further stated that he is unhappy that we even have to vote on removing directors and advised his neighbors to vote against the motion.
  - Syed Hussain contributed that while there are many things to accomplish, very few people volunteer to help so sometimes things might take longer than one would think. He commended Jeff for his outreach efforts and getting the budget revision completed.
  - Deanne Lawrence asked if there was a formal process to lodge a complaint. Jeff responded that there is not but there are various ways to contact people – all directors emails are posted on the website, we have a gmail account and Vision can also be contacted. Deanne suggested that a more formal process be developed and posted.
  - Edie Thompson stated that it is important for everyone to remember that the board members are volunteers and either work full time or have other things going on in their lives. She thanked all board members for their time and service to the community.
  - Suzanne Petke made a motion to take the vote on removal of the directors. Edie Thompson seconded the motion. Chris Weiland then asked everyone to cast their ballots which were collected and tallied by Paula, Michael, and Rob.

*The result of the vote on the motion to remove the three directors whose terms expire in November 2017 FAILED – 14 votes in favor of the motion; 24 votes opposed. The three directors will continue to serve on the board for the remainder of their terms.*

### **Presentation and Vote on Revised 2017 Budget**

- Jeff introduced this portion of the meeting and then gave the floor to Cameron to review the budget.
- There was much discussion and many questions regarding the paving study, particularly about the cost. It was reported that this study will include all five lanes and all catch basins. The \$1,600 figure is from one engineering firm, but the board will solicit bids from at least three firms prior to entering into a contract, thus the cost may actually be slightly lower.
- Cameron and Jeff explained the reserve funds – Syed explained that the amount of the operating budget being put into reserve accounts must be equal to at least 10% of total reserves in order for new homeowners to qualify for subsidized loans for purchase of homes in the community. The emergency fund is not part of the operating budget.
- Homeowner fees were discussed and it was explained that we will only vote on the 2017 budget tonight, which has no quarterly fee increase this year but likely will have a \$20 fee increase going forward as we will most likely need to fund road and catch basin work/repair.
- Patrick Delorenzo asked if we can lock in turn on and shut off dates with the MDC now so that we don't have to wait and continue to pay for water usage. He also asked if we could look into purchasing our own controllers so we can turn the water off and on ourselves. Another suggestion was to investigate the possibility of having sensors so if it is raining, the sprinklers will not run. His last comment was that we need to examine the area being watered as often the pavement is being watered as much as the islands.
- Jeff thanked Patrick for those comments and ideas and stated that we know we need to better manage the water usage and we will look into his suggestions.

-Suzanne Petke made a motion to vote on the 2017 budget and Edie Thompson seconded the motion. Chris Weiland then asked everyone to mark their ballots and asked the inspectors to assist in collecting and tallying them.

*The revised 2017 budget passed with 31 votes to approve and 7 opposed.*

### **Homeowner Comments and Questions**

-King Davis stated he was not satisfied with the snow plowing – the lanes were too narrowly plowed and snow was left in aprons. Jeff responded that we will take all comments regarding this issue into consideration and meet with Russo, but that some things are the homeowners' responsibility.

-Thriaya Wagner reported that there have been some issues such as car theft and break-ins in our community recently. She attends town-wide block watch meetings the second Wednesday of each month at 7:00 p.m. in the BPD community room and strongly urges others to attend also. She is concerned about the increase in incidents and stated that we must all watch out for each other.

### **Adjournment**

After thanking everyone for their attendance and comments, Jeff called for a motion to adjourn the meeting which was made by Barry Moran, seconded by Edie Thompson, and passed unanimously.

The meeting was adjourned at 8:38 p.m.

**Respectfully submitted,  
Dane Prescod  
Secretary**

