



GREAT OAK FARM HOMEOWNERS ASSOCIATION INC.

ANNUAL HOMEOWNER MEETING MINUTES
NOVEMBER 20, 2014

Marguerite Stadler called the meeting to order at 7:32pm and called for a motion to approve the meeting minutes from last years meeting. Brian Lindwall-Thomas seconded the motion. Marguerite gave a brief welcome and then talked about the proposed budget and how an increase of \$5 a month was proposed to start saving money for capital improvements to landscaping and streets for 2015. Marguerite then asked if there were any questions/comments about the budget. Deb Kass asked if there was a report of the actual budgets and the proposed budgets. Dave Eastwood stated that he did not bring such a report but he could provide that report if the resident wanted it. Another resident asked if there were any studies conducted to determine if our current reserve activity is sufficient to cover our streets for the next 20 or 30 years. Dave told the resident that he had researched costs for repaving but had not done the type of study the resident asked about. Another resident asked how the repaving was going to be done. Dave said he researched a grind down and repaving. The resident said that he worked in construction and had expertise in paving. Russ Simpkins noted the board is always welcome to help from the residents as the board members are not always experts in the area they're managing. Marguerite called for a vote of all present to approve the budget. All present voted to approve the budget. Marguerite called for any opposed to the budget. No one raised their hands in opposition. The budget was approved.

Finance: Dave Eastwood - reported the finances are in order and there no major concerns. Much of finance was discussed during comments on the budget. Dave resigned from the board.

Landscape: Brendan Sheehan - Ambrose landscaping is working out really well. There is some tree work needed. Landscaping under budget this year. Gwynneth Sobejko made a suggestion to add more benches on the main green.

Streets: Skip Brushett. Snow plowing was brought up and wanted to remind residents not to park on the streets, especially when it snows. Kavuluri made note that his property on Marsh Pond has been problematic and asked for help. Russ Simpkins noted the resident should reach out to Skip Brushett to talk with the plowing vendor. Streets are in good condition and we're looking for vendors to do crack sealing in the spring of 2015. A resident asked about responsibility of clearing fire hydrants. Skip noted that homeowners with hydrants are responsible for clearing the snow from around the hydrants.

ARB: Brian Lindwall-Thomas. Brian explained the ARB committee is separate from the board and is responsible for deciding if changes requested should be approved or denied.

Septic: Russ Simpkins. Septic system operating normally. Quarterly report has been received from the engineers; a new septic project plan was created and submitted to Spath Bjorklund Associates Inc. Russ explained the repairs to field F have been completed. The last phase was the installation of venting that was recently completed by Monaco construction. Spath will continue to monitor field F and there is no other work currently planned. Russ plans to revitalize the path through field F in 2016, once were sure there's no more work required. Russ noted that a resident reported a foul odor and Windriver pumping was notified. Windriver noted a problem and called in Spath. Spath had Gallagher pump service go inside the tank where they repaired a coupling on a connecting pipe. While in the tank, a cinder block wall was discovered. Windriver will discuss options with Spath for creating a way to clean out behind the wall. Windriver is also talking with Spath about increasing the frequency of pumping of three or four tanks. Russ reminded residents that they should contact Russ if there are any septic concerns but should not wait if there's a concern and that it is OK to contact Windriver, Spath or Gallagher directly. It's even OK to contact someone else in an emergency.

Social: Anne Brakeman. Tree lighting is scheduled for December 7th. We need a volunteer to be Santa to avoid having to pay someone. Christine Wittenauer said her husband may be willing. Also, we will be collecting nonperishable food items for the Monroe food pantry and unwrapped toys for Toys for Tots. We're also looking for outdoor inflatable decorations to borrow for the event.

Each candidate stood and introduced themselves:

- Anthony DePalma
- Russell Simpkins
- Jeff Smith
- Tate Elliott
- Janine Alvear (was absent so Marguerite read her introduction)

Ballots were cast.

Candidates elected:

- Anthony DePalma
- Russell Simpkins
- Jeff Smith
- Tate Elliott
- Janine Alvear

Board members terms ended or who resigned

- Marguerite Stadler
- Dave Eastwood
- Anne Brakeman
- Brendan Sheehan

Resident asked a question about the fishing derby. Resident was willing to organize the fishing derby and needs fishing expertise.

New Business - Floor opened for resident questions and comments.

Sharon Brown informed the meeting her home was burglarized. No one was home. No one was hurt, but valuables were removed from the house. The Brown's have been talking to the neighbors and discovered that they and a few other neighbors (5 - 6) were approached by a person looking for directions. Sharon Brown asked the board to consider installing a camera on the gatehouse. The intent is to capture motor vehicle plate numbers as they enter and/or exit the main entrance. Residents asked questions: what time of day was the robbery; do they have any leads; do they have a quote for a system; is it one or two cameras. They think the robbery took place late in the day, they don't know if the police have any leads. They have one quote for \$1,500.00 for a single camera system with DVR. The board asked Sharon to submit her information via email to the board for the board to review. A comment was made that if a security camera is installed at the main entrance, will one be added to Aspetuck as well?

Kavuluri of 16 Marsh Pond wanted to ask the board about installing solar panels. Brian Lindwall-Thomas of the ARB explained there are a number of challenges and concerns the ARB had when they last denied the installation of Solar Panels. Brian highlighted aesthetics and the challenge of present or future tree removal. The ARB reserves the right to review the decision in the future as the technology progresses. Kavuluri asked if it was possible to question the community. The board replied that it was OK for Kavuluri to see how other residents felt. A resident informed the meeting that solar panels were brought up in years past and were denied for the same reasons stated by Brian.

Gwyneth Sobejko asked if it were possible to inquire with other residents and roofing contractors to try and get a group discount. Russ Simpkins replied that it was a good idea that Janine Alvear had a similar idea for getting homes power washed.

Matt Hampel asked to remind residents to clean up properly after their dogs and not allow dogs to defecate on other homeowner lots.

Meeting adjourned 9:05pm