



GREAT OAK FARM HOMEOWNERS ASSOCIATION INC.

**Monthly Executive Board Meeting
August 20, 2014
Minutes**

Meeting called to order at 7:32 pm.

Present: Brian Lindwall-Thomas, Dave Eastwood, Skip Brushett, Russ Simpkins, Marguerite Stadler, Janice Elliott (bookkeeper)

Street Committee: Skip Brushett

- Crack sealing quote came in high. Will continue pricing this out and will look into vendors who are used at other Monroe HOA's.
- Board voted to approve billing snow plow vendor back 2K for damaged curbing. Bookkeeper to generate the invoice.

Finance Committee: David Eastwood

- Cash flow presented
- List of delinquent homeowners (common fees) reviewed. An issue was noted with August payments coming from People's Bank. GOF did not receive all checks cut by People's Bank from resident online payments.

Septic Committee: Russ Simpkins

- Additional work proposed to vent the lower part of septic field F. Presented as part of the original project in 2013. Board voted to approve the expense. Vendor advised to move forward. Construction vehicles to use the Aspetuck access road to access field F. Board to notify the homeowner whose driveway shares the access road.
- Three contracts are up for renewal. Septic tank pumping to be put out to bid.
- State of CT DEEP requires a wastewater management plan from HOA's. A suggestion was made to bring the recently completed GOF plan to the annual meeting.
- Follow up needed to septic repair vendor for status of project list.

Landscape: Brendan Sheehan

- Board discussed recruiting a landscape committee for 2015. Landscaping at the pond needs revitalization, gazebo replacement.
- Follow up calls made to Orkin regarding wasps on Marsh Pond.
- Discussion held surrounding pest control. General conclusion is that HOA is responsible for common areas and homeowners are responsible for their homesite lots.
- A dead tree has been identified on Charter Road. Will review as to whether this tree falls on common property or homeowner property.
- Board notified owner of 3 Cherry Hill of dead pine removal.

ARB Committee: Brian Lindwall –Thomas

- ARB requests discussed
- Further discussion regarding ARB violations. Pools are not permitted at GOF. Several larger pools have been noted and homeowners will be asked to comply with bylaws. Pools are not to be drained within proximity of a septic field.
- Several homes noted with mismatched roof shingles and should be addressed.
- Received homeowner inquiry regarding the classification of their bedroom count. Board has asked homeowner for further documentation for review.

Website: Russ Simpkins

- No updates

Social Committee:

- Next event will be Oktoberfest, scheduled for Saturday September 27th.

Rules and Bylaws: Marguerite Stadler

- Resident calls/concerns
 - Reminder needed that gas powered mini bikes are not permitted.
 - Firepits. The board has received complaints regarding smoke emanating from neighbors using firepits . Discussion held as to the safety concerns. Board to confirm if permits requirements are the same as with campfires and open burning. Suggestion made to review propane firepits as an alternative.
- Reminder notice will be sent that streets should be clear of parked cars. The school system will not drive buses through the neighborhood if difficult to navigate.

Old Business :

- Board reviewed current budget and made recommendations for 2015.
 - Several landscaping/infrastructure repair items from the spring walkthrough will be factored in to 2015.
 - Potential 2nd water meter for front entrance.
 - Discussion regarding a memorial bench in Kemp White's name.

New Business:

- An exterminator company was soliciting business door to door recently. They were advised of our no soliciting policy and were asked to leave.
- 4-5 positions will be opening for the board this fall. Typically we have 1-2 new volunteers each year. Will need additional volunteers to maintain the board. All are welcome, especially those with finance background and/or specific interest, such as Secretary, Social Committee.. All interested parties are welcome to attend a board meeting prior to election in November.
- Board to update “change of agent” form.

Adjourned at 9:50 pm.

Next meeting will be held Wednesday, Sept 17th