



GREAT OAK FARM HOMEOWNERS ASSOCIATION INC.

Monthly Executive Board Meeting Minutes

August 19, 2015

Noting presence of a quorum, the meeting was called to order by Russ Simpkins at 7:38pm.

Present: Russ Simpkins, Skip Brushett, Jeff Smith, Anthony DePalma, Brian Lindwall-Thomas, Joe Palermo and Janine Alvear

STREETS: *Skip Brushett*

Crack and curb repair completed to Old Colony, Secret Hollow and Great Oak Farm RD. Creating a possible 2-5 year paving plan to complete road repair/replacement. Will respond to resident concern regarding dip in road on Old Colony.

FINANCE: *Russ for Tate Elliott*

Current cash flow statement reviewed. Delinquent HOA fees reviewed. Update to Attorney on outstanding/ delinquent HOA issue. Previous attorney (Neil) to continue with previous case in progress.

SEPTIC: *Russ Simpkins*

All septic operating well. Reports in. Wind River reports an increase in wipes in one area. Russ will investigate and speak with residents in that area. 2nd quarter Spath report forthcoming.

LANDSCAPE: *Anthony DePalma*

Ambrose contract nearing the end. Railing deposit to vendor and will be completed. Will contact landscaper for backfill on Canon Way for curb. Pond pump repair to be investigated.

ARB: *Brian Lindwall-Thomas*

Several requests in process: 15 OCRD for trees, 90CRD for trees. 10 Charter RD completed.

Trash cans violations letter being drafted with possible outdoor containment requirements and specifications that can be approved through an ARB request. Complaint about swing set that was erected on Great Oak Farm RD without ARB approval and too close to property line to be addressed with ARB letter/ follow up. 16 Marsh Pond and 49 GOF RD violations to be addressed with first letter.

Trampolines and commercial vehicles to be addressed- all voted in agreement that violations exist and to be addressed.

WEBSITE: *Russ Simpkins*

Clarification of declarations on website/ in phone book to be done. Update of names on ARB form and online to be completed.

SOCIAL: *Russ (for Adrienne and Tom Stepkowski)*

Summer BBQ good success. Movie nights continue. Oktoberfest scheduled for October 10, 2015.

“Free Library” idea suggested by Adrienne; request for ARB submission of details to be obtained (BLT)

Rules and Bylaws: Russ Simpkins

Resident calls to be addressed for concerns of home maintenance/upkeep at 16 Marsh Pond and 49 GOF RD

OLD BUSINESS:

Letter sent to new attorney regarding statements to formalize and streamline collection action. Follow up on commercial trucks and process to be discussed with attorney. Notice and hearing scheduled for next meeting regarding commercial vehicles and trampoline violations.

NEW BUSINESS:

Notice and Hearing for September meeting for 4 violations.

Notice and Comment for September meeting for implementation of standardized collection process.

Budget requests and budget drafts due for September meeting.

Meeting adjourned at 9:13pm.

The next meeting is scheduled for Wednesday, September 16, 2015 at 7:30pm.

Respectfully submitted,

Janine Alvear
GOF Secretary