



**GREAT OAK FARM HOMEOWNERS ASSOCIATION INC.**

**Monthly Executive Board Meeting Minutes  
September 23, 2015**

Noting presence of a quorum, the meeting was called to order by Russ Simpkins at 7:36pm.

**Present:** Russ Simpkins, Skip Brushett, Jeff Smith, Anthony DePalma, Brian Lindwall-Thomas, Janice Elliott and Janine Alvear

**Residents:** Elena Cocolis and Joe Calvo

Russ Simpkins welcomed all to the meeting and opened the floor to the residents who have attended.

**Open forum for residents:** Elena Cocolis presented information regarding CT DMV regulations pertaining to a commercial vehicle and that although her husband's truck has combination plates there is no signage on it. It was noted that there are side extensions and other modifications to the truck and that it is used for his business. Elena and Joe also stated that the vehicle does not fit in their garage.

ARB rules were discussed and the process that is in place to address violations to the Bylaws.

**STREETS:** *Skip Brushett*

Has received several more repair opinions regarding the streets repair/replacement. Overall recommendations were to continue heavy crack sealing until portions are in disrepair. Road conditions will be continued to be monitored. Street light outages noted.

**FINANCE:** *Janice for Tate Elliott*

Proposed budget for 2016 reviewed. Individual committee heads to review for October meeting. Spath contract up for renewal. Insurance quotes being sought for April. Need for safety signage by pond.

**SEPTIC:** *Russ Simpkins*

All septic systems operating well. Spath numbers needed for new budget. Gallagher replaced switch at pump house. Gallagher same for budget. Windriver not up for renewal. Septic field mowing contract up for renewal. Field F all good per reports.

**LANDSCAPE:** *Anthony DePalma*

Ambrose contract nearing the end. Railing deposit to vendor and will be completed. Backfill on Canon Way for curb completed. Will perform walk through for tree trimming needed in common areas.

Lighting by main green being shadowed by trees to be addressed. Seeding/fertilizing for dry areas to be planned.

**ARB:** *Brian Lindwall-Thomas*

Several requests in process for landscaping, tree removals, swing set and window replacements.

Process continues regarding trampolines (2) remaining, upkeep of 2 homes

**WEBSITE:** *Russ Simpkins*

Software version updated.

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

Octoberfest scheduled for October 10, 2015.

**Rules and Bylaws:** Russ Simpkins

Resident calls and emails addressed.

**OLD BUSINESS:**

Letter sent to new attorney regarding statements to formalize and streamline collection action were reviewed and tabled for future meeting. 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 October meeting for 4 violations.

Budgets due for October meeting.

A motion to move to executive session was made by Janine Alvear, second by Skip Brushett.

Board thanked residents for attending, providing information and their participation.

Meeting adjourned at 10:20pm.

The next meeting is scheduled for Wednesday, October 21, 2015 at 7:30pm.

Respectfully submitted,

*Janine Alvear*

*GOF secretary*