



**Board Meeting Minutes
August 29, 2018**

Noting the presence of a quorum of the board members, the meeting was called to order by Russ Simpkins at 7:37 pm.

Board Members Present: Russ Simpkins, Tate Elliott, Anthony DePalma and Rob Brakeman

Open Comment period: Two residents from one homesite came to the meeting and raised the following questions/concerns.

- They were curious about the streets, and the conditions of the streets. Rob explained how the streets committee works and noted that we're currently investigating the streets repaved.
- They asked if we spray pesticide for bugs. The answer was yes, that we do spray the common areas.
- Speeding in the neighborhood. Rob shared that the streets committee had sent letters and that did help somewhat and noted that we they are still seeking solutions that work for everyone.
- Septic question - how do they know what's going on. Russ explained how septic is operated, that it is covered by a DEEP permit and requires oversight by Spath. Russ also noted that what they were doing, coming to a board meeting, was a good way to learn or anyone could reach out to Russ directly with questions or utilize info@ or questions@greatoakfarm.com

Board Member Presentations:

STREETS: *Rob Brakeman*

Rob continues working with our resident construction expert Ebrima and got quotes for re-paving the community. There was a lot of talk about the costs, how much money was in reserve. The board is in general agreement the streets need to be repaved. No decision was made. The treasurer is going to take the quote numbers and look at come up with a few different options. Our hope is to make a decision in the September meeting.

Rob has been working on getting street lights repaired. Three of four are maintained by Eversource. The Eversource lights have open work orders and Rob continues to check in with them. One works but is dim and he needs to go back to the electrician.

SEPTIC: *Russ Simpkins*

Septic is operating normally. Gallagher replaced 2 pumps at the March Pond pump house. Windriver completed a tank repair that was noted in the Q1 2018 monitoring report.

RULES AND BYLAWS: *Russ Simpkins*

Residents on Old Colony and Jamianna expressed concerns with trees. The landscaper is targeting early September to remove more trees destroyed by bug infestation.

WEBSITE: *Russ Simpkins*

Nothing to note

LANDSCAPE: *Anthony DePalma*

Landscape is running smoothly. Landscaping installed 6 new benches, there are 3 more to go out, but we're waiting on missing parts. Repairs to the bridges at the pond and the Gazebo are completed and the staining work is 60% complete. We're adding a grate to cover the cement drain under Old Colony at the pond.

ARCHITECTURAL REVIEW BOARD (ARB): *Brian Lindwall-Thomas*
no report.

FINANCE: Tate Elliott
All finances are up to date. Discussed the costs to the community for one home selling short in lieu of a foreclosure.

Old Business:

None

New Business:

None

Meeting adjourned at 9:19 pm.

Respectfully submitted,
Russell Simpkins,
President