



Board Meeting Minutes November 18th, 2021

Noting quorum of the board, the meeting was called to order by Russ Simpkins at 7:36 p.m.

Board Members Present: Anthony DePalma, Veerat Kalaria, Brian Lindwall-Thomas, David Orr, Eddy Rodriguez, Russ Simpkins, Jonathan Thomas.

Russ motioned to approve the meeting minutes, Brian seconded the motion. The board voted as follows: Anthony: yes, Brian:yes, David:yes, Eddy:yes, Jonathan:yes, Russ: yes, Veerat:yes. The board approved the meeting minutes.

Open Comment

- ❖ Residents raised concern over the state of the split wooden railing throughout the neighborhood. The board will look at power washing and repairing these in the Spring.
- ❖ Stop signs need general maintenance throughout the neighborhood. Dave volunteered to get a quote.
- ❖ General discussion on the speedbump proposal. Research continues, a homeowner suggested not wasting time on solutions less permanent than anchoring bumps into the street foundation. He has seen other options fail and they are quite expensive. Dave continues to lead the effort and is expecting to have a full proposal ready for the board by the Spring.
- ❖ Project plans discussed for Gazebo and Bike rack projects (Notice and Comment mailed in annual packet)

Motions

- ❖ Russ motioned to replace the removed gazebo with the gazebo option from the notice & comment, Anthony seconded the motion. The board voted as follows: Anthony: no, Brian:no, David:no, Eddy:no, Jonathan:yes, Russ: yes, Veerat:yes. The motion failed to carry.
- ❖ David motioned to replace the removed gazebo with the pergola option from the notice & comment, Eddy seconded the motion. The board voted as follows: Anthony: yes, Brian:yes, David:yes, Eddy:yes, Jonathan:no, Russ: no, Veerat:no. Motion carried and the board approved the pergola replacement.
- ❖ David motioned to install the small 8 bike rack from the notice & comment, Brian seconded the motion. The board voted as follows: Anthony: yes, Brian:yes, David:yes, Eddy:yes, Jonathan:yes, Russ: yes, Veerat:yes. The board approved the bike rack project.

Board Elections

- ❖ Introductions of candidates for the board, as well as nominees from the floor.
- ❖ Three of the Board positions were up for election this year. Each member serves a 2 year term.

- ❖ Three existing board members (Anthony DePalma,, Brian Lindwall-Thomas and Russ Simpkins) were on the ballot to run again. One other resident (Justine Myerson) was nominated to run as a write-in candidate.
- ❖ Since there were 3 positions open with 4 candidates the 3 candidates with the most votes were chosen. The winners are Anthony DePalma, Brian Lindwall-Thomas and Russ Simpkins.

General Announcements

- ❖ **Winter Preparation Reminder:** Please remember to store basketball hoops completely off the streets to make plowing easier and safer for everyone!
- ❖ **Call for volunteers!** ANYONE interested in helping the board on any of the committees can email info@greatoakfarms.com and the board will respond. If you are at all interested in helping to maintain Great Oak Farms please reach out!

Committee Updates

1. Finance Committee: Eddy Rodriguez

- ❖ Monthly updates
 - 2022 budget approved in previous meeting, and presented to homeowners in this meeting.
 - Reserves are healthy, all general maintenance contracts renewed through at least 2022.

2. Landscape: Anthony DePalma

- ❖ Monthly updates
 - Fall cleanup in progress, including remaining trail work.
 - Dog Trash project still in research phase by volunteers.

3. ARB Committee: Brian Lindwall-Thomas

- ❖ ARB Status
 - New online form has really helped the team process incoming requests.
 - Curbside Shrubs: ARB working with Landscaping and homeowners to maintain clear line-of-sight
 - Solar: waiting on Town: Can they approve permits since we are zoned as condos?
 - Expecting final project resolution and vote in Spring.

4. Septic Committee: Russ Simpkins

- ❖ Monthly updates
 - Everything is good, DEEP operating permit in progress via Spath.

5. Street Committee: Russ Simpkins

- ❖ Monthly updates
 - Various topics regarding streets during Open Comment, nothing new to report for status.
 - sdf

6. Rules and Bylaws: Russ Simpkins

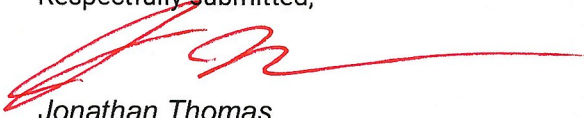
- ❖ Resident calls/concerns
 - No calls since last meeting.

7. Website: Russ Simpkins

- ❖ Monthly updates
 - Nothing notable changed.

Meeting adjourned at 9:08 p.m.

Respectfully submitted,

A handwritten signature in red ink, appearing to read 'Jonathan Thomas', with a long horizontal flourish extending to the right.

Jonathan Thomas
Secretary