

Meeting Notes GOF Board Meeting 4/14/2022

Executive Session (Started at 7:15pm)-seconded by Russ S.

Board Attendees: David O., Eddy R, Russ S, Veerat K, Brian L.T., Anthony D.

- Discussion of outstanding ARB Issues
- Discussion regarding septic problem on Great Oak Farm Rd

Regular Session (Started at 7:47pm)-seconded by Eddy R.

Board Attendees: David O., Eddy R, Russ S, Verrat K, Brian L.T., Anthony D.

- Finance update:
 - Finances remain in good shape, some checks were signed for septic remediation.
 - Other account will be opened up to ensure we are under the FDIC limit. The bank will be People's bank.
 - Will be going to Newtown Savings Bank to reactive a dormant account and to update any outdated information.
 - Anthony D. asked if a check was cut for the Pergola company. Eddy responded that he believed that it was done. Anthony confirmed that the company reported that they did receive a check.
- Landscaping update:
 - Old Business-
 - One mason was met with and was not interested in the job for the concrete footings for the pergola. Anthony D. is in contact with another. The Pergola company needs the footing in so that they can begin construction, we have already paid half of the purchase price to the company. The install needs to be done in 12 weeks.
 - Pond has been cleaned up and the trails were cleaned up a bit of fallen branches and trees. Need to determine if the issue is related to septic or landscaping.
 - New Business-
 - Bees at the bottom of Old Colony near the dead-end. Anthony D. to call Bee guy on Monday to check it out.
 - Common area near 99 Old Colony was maintained by former resident and Shane Cassidy. It currently has mulch and trees. Anthony to check out with Russ to see who's responsibility.
 - Power washing of fences and key common area locations- Fleet Wash estimate-include all wooden post and beam and vinyl fences, and septic pump house-\$1,750. No objections from the Board to move forward.

- Gate house rehab-rot and mold needs to be remediated. 2 estimates were obtained. Mora Painting-\$2300 with carpentry work for \$45/hour Smart care exteriors-renovation and carpentry-\$2500. Carpentry would need to be done first before painting. There is some money budgeted for repairs but not the full amount. Recommended that we check with Zabrowski (who has done work with GOF in the past), Anthony to reach out to him to see if we can get him to quote. Tabling the issue pending another estimate for next meeting. Eddy R. to see how much was spent on tree and revitalization and provide the information in June.
- Dying tree and tree roots in Pequot Ct. Anthony to have Chad check both and possibly remediate.
- Secret Hollow Brakeman's Fence-Old and New Estimate provided. Brian waiting for a third estimate. New Estimate from Fence Me In: \$1,265 for install and material. **Russ S. made a motion to approve to fix the fence as is using the new Fence Me In estimate. Motion seconded by Anthony D., no further discussion, unanimously approved.**

- ARB

- A lot of requests being handled by the group.
- Issue regarding tree that being trimmed behind Margarites property. If it was on common space, it was not approved by the ARB. Need to determine whose property it belongs. The landscaper trimmed the tree by mistake. The Board will not pursue another action.
- Issue regarding a resident requesting building a room above their garage. The declarations do not allow for this. ARB working on getting clarity on this issue from the town. Need to see if it is a model that has had an addition built in the past.
- Solar-Dave O. spoke to the Attorney, there are no prohibitions to adding solar to the house. There are no MFR Zoning codes that prevent solar panels. The town of Monroe Zoning has no issue with solar panels, saying that ARB can create stipulations of what is acceptable. David O. would like to move this forward with Notice and Comment. David O. would like ARB to review Solar and prepare to discuss in the next meeting and the move to notice and comment at the end of the year.
- Three ARB Issues Discussed during Executive session. **Motion by David O. to reinstate the 90 day process in accordance to the declaration and reissue new letter if necessary, seconded by Russ S., no additional discussion held, unanimously approved.**

- Septic

- Blockage on Great Oak Farm Rd.-the blockage was at a central point in the line away from any home, but there was back flow into a resident's home. Clean up and repairs are underway.
- A light went off at the pump house at the end of Great Oak Farm Rd- Gallagher was called and it was checked.
- There were a couple ATV and dirt bikes in being used in the septic feed. No damage was done.

- Septic permit renewal in process. We should be receiving the permit soon. We may need to provide an updated Waste Treatment Plan.
- Russ S. was going to reach out the WindRiver and Spath to see if there are any best practices and preventative measures we should be doing (i.e. snaking the line, backflow indicators etc.).
- Streets
 - Speedbumps-different estimates were obtained, cost varied depending on the requirements. David O. would like to have a notice and comment on this issue to present the options and costs. Russ S. would like to put the vote to a community wide vote. We are going to get the lawyers opinion and see if we can do it. Russ to write out what he is proposing.
 - Stop sign resetting-possibly walk through during the Earth Day clean up. Anthony to ask Chad what it would cost to straighten the signs in the neighborhood.
 - Catch Basin at the top of Cannon Way-Tri State said it was a frost heave and will correct itself. David O. checked it, and it was level. Tri State said that he could seal all the Catch Basins to prevent further frost heaving. Estimate was provide-\$960, no board objections. David O. was going to move forward with the process.
 - Cracks in GOF Road- Crack sealing for the neighborhood \$1350, no board objections, David O. to move forward with the process.
 - Pumping of the Catch basins- half was done last year. The remaining needs to be done, \$4300 estimate for the rest and should be good for at least 3 years. **David O. made a motion to pay a max of \$4500 to finish the Pumping of the Catch Basins. Eddy O. Seconded motion. No additional discussions held, unanimously approved.**
 - Street sweeping- quote for the cleaning \$1,250 but would need to be dumped on site. Russ S. said that they would need to dump off site. This would potentially add another \$300 to the quote. No board objections. David O. to move forward with the quote.
- Website
 - Nothing new on the website.
 - Agenda and meeting information will be in the calendar, and also residents can subscribe to the calendar to see what is going on.
- Social
 - Adriene sent out the Earth Day clean up email
 - Tag Sale email will be going out soon. For May 14th & 15th.
 - We need to have someone coordinate the cocktail hour. Dave O. to look into coordinating.
 - Earth Day Clean Up-Non resident looking to donate, it was decided that no donations will be accepted for this years Earth Day clean up. **David O. made a motion limiting the earth day clean up to residents only Seconded by Brian L.T., no additional discussions held, unanimously approved.**
 - Newsletter-there is interest for this on various fronts, David O. has found some templates that could be use. Justine M. will look into newsletters more.
- Bookkeeping
 - This has been tabled due to Janice's absence.
- Open forum

- Marguerite-The ARB walkthrough will be on April 30th. An email should be sent out on constant contact to the residents with the information for the walkthrough. A draft was sent to Jonathan. Brian L.T. to speak to Jonathan.
- Motion to adjourn at 9:26pm seconded by Brian L.T., unanimously approved.

Post meeting motion to ratify and approve the minutes was issued by David. The board voted as follows: Eddy:yes, David:yes, Anthony: yes, Russ: yes, Veerat: yes, Jonathan:abstain, Brian:not present. The Motion passed.

Respectfully submitted,



Jonathan Thomas

Secretary