



**GREAT OAK FARM HOMEOWNER'S ASSOCIATION
INC. Thursday October 20th, 2022
Executive Session at 7:00pm
Regular Board Meeting at 7:30pm
This is a remote meeting - access is provided via TEAMS**

Executive session (Started at 7:06pm)

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

General session (Started at 7:34p.m.)

Review of Minutes September minutes approved and posted.

Landscape Committee: Anthony DePalma

- Old Business
 - Improper tree disposal behind homesite lot on Old Colony Rd, planning this weekend.
- New Business
 - Spring plantings around the footings.

ARB Committee: Brian Lindwall-Thomas

- Old Business
 - Solar panels - meeting held with the Attorney on 9/29/22. Can regulate the aesthetics, and location. ARB will send out guidelines and hold notice & comment at the annual meeting to get resident input.
 - ARB violations

Announcement: If anyone has received a violation letter and you have not been able to rectify the violation yet. Please contact the ARB to start a conversation if you need more time or have a financial hardship, etc.

Announcement 2: Please remember to bring in your garbage and recycling cans on

the same day they get serviced.

- Guardhouse renovation status (Dave)
Project finished last week, all repaired and ready for winter. Contractor paid project finished.

- New Business
- Questions / comments from the board or residents

Septic Committee: Russell Simpkins

- Old Business
 - Cost to reduce backflow potential - added maintenance
 - Trees removed \$1950 came out of reserve
 - Sharp increase on the septic contact, got 3 other quotes. Spath was still the cheapest.
 - Even with the price increase Russ suggests moving forward. No opposition.
- New Business
 - Contract renewal
- Questions / comments from the board or residents

Streets Committee: David Orr

- Old Business
 - Speed bumps
 - Committee update - putting together packet for notice & comment for the meeting.
- New Business
- Questions / comments from the board or residents

Website: Eddy Rodriguez

- Old Business
- New Business
 - Keeping the events up to date, including the meeting links on the website.
- Questions / comments from the board or residents

Social: David Orr & Adrienne Stepkoski

- New Business

- Diwali on 10/24
- Halloween costume parade and movie 10/29
- Christmas Tree Lighting 12/4
- Old Business
 - Newsletter - try and find a volunteer to start this up again in the new year.
- Octoberfest was a great success, thanks to everyone who volunteers
- Questions / comments from the board or residents

Finance Committee: Eddy Rodriguez

- Old Business
- New Business
 - 2023 Budget Vote
- Septic increase is \$15,000/yearly.
- Questions comments from the board or residents

Eddy motions to approve the budget and increase the monthly dues to \$150/month for residents. Dave seconded the motion. The board voted as follows: Anthony: yes, Brian:yes, David:yes, Eddy:yes, Jonathan:yes, Veerat:yes. The motion carried.

Open comment

Annual Meeting: 7pm Nov 17th Hybrid meeting. Paper ballots only for voting either directly or via proxy. No mail in, no virtual votes.

How can you be added to the ballot if you are interested? Dave will send out an email to the community and if you respond before the deadline you'll be added to the ballot. Write-ins on the day of the meeting are also accepted.

Dave motioned to end the meeting, Anthony seconded the motion. All: yes.

Meeting adjourned 8:16pm