



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Regular Meeting Thursday, July 24th, 2025, at 7:00pm

-THIS MEETING IS BEING HELD REMOTELY-

(Remote access link will be made available on [www.greatoakfarm.com/calendar](http://www.greatoakfarm.com/calendar) prior to meeting)

### Meeting Minutes

Call to order at 7:02pm

Roll Call of Board Members - Present: Christopher Kovalchick, Georgia Nyquist, Lori Mangano, Michael Tobin, Sudham Nilaweera. - Patrick Egan expected later and arrived later. - Quorum established.

May 29 minutes approved without corrections.

**Board Vacancy** - Candidates: Greg Weed– 20+ year resident, Frontier employee, long community history. Kristen Pena – Resident since 2020, realtor, Monroe Town Council & Economic Development Commission. Both invited to present; Board prepared questions; vote to follow. Position temporary until November annual meeting (4 seats open). Board voted in a split decision. There was no official outcome at this meeting.

**Architectural Review Board** (Michael Tobin): Several neighborhood improvements; some walkthrough letters were missing; new guidelines are a work in progress; and past issues have been resolved informally.

**Finance** (Sudham Nilaweera): Collections are stable; online banking is set up; reserves ~ By end of June we have about \$270,000 for septic, \$269,000 for streets, plus general reserves \$500,000 total; considering term deposits and reserve study.

**Landscaping** (Georgia Nyquist): There were some transition challenges from prior leadership; Georgia will meet with Chad and discuss current contracts with Chris that are coming up for review. Georgia will evaluate areas of landscaping that need updating or improvements. Bridge by pond needs some improvements. Residents looking for a second opinion regarding landscaping decisions in the community.

**Streets** (Patrick Egan): Road has been sealed. Waze now lists our speed limit correctly. Speed limit signs were posted. Camera installation discussion pushed to next meeting. Recommend adding crack sealing and street sealing and plans to approve lighting in the 2026 budget. We can look into adding reflectors on the curves in dark areas down Great Oak Farm road.

**Septic** (Christopher Kovalchick): Chris made a motion to present proposal for septic maintenance. Mike 2<sup>nd</sup>. Joe Palermo has been involved with assisting in this process. Came up with a plan to fix the flow of leaching fields. Discussed 3 vendor proposals; current contracts cover inspections/pumping; major repairs via bids. Septic is our largest liability. Cost around \$16,500.



Funded by septic reserves. Can be completed in August. Work to be completed is preventative and maintenance. All board members were in favor of the proposal and voted.

**Social** (Lori Mangano): July BBQ successful; planning fall Oktoberfest event; volunteers needed for events. Discussed making some changes to movie nights to increase community involvement. Nicolette, Kaitlyn and Lori are working on planning a 30<sup>th</sup> Anniversary Event.

**Website/IT** (Christopher Kovalchick): Outdated board data on HOA website; updates in progress.

**Budget & Financial Planning** - Annual budget meeting set for October. - Need to account for vendor cost increases, taxes, and infrastructure needs. Reserves can cover moderate emergencies without homeowner assessments, but septic risks remain. Reserve study considered; concern it may overstate needs.

Chris adjourned meeting at 8:22pm. Mike 2<sup>nd</sup>.