



## **GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.**

### **Annual Meeting**

**Thursday, November 19th, 2025**

**7:00pm**

**United Methodist Church, 515 Cutler's Farm Rd, Monroe CT and Remote Session (Zoom)**

---

### **Meeting Minutes**

**Call to order at 7:02pm**

**Roll Call of Board Members - Present: Christopher Kovalchick, Lori Mangano, Michael Tobin, Sudham Nilaweera and Patrick Egan (Georgia Nyquist not in attendance)**

#### **Committee Updates and Safety Initiatives**

The annual meeting was held with a quorum present, and the minutes from the 2024 meeting were reviewed, noting that they had been adopted during the December organizational meeting. Updates were provided on the landscaping committee's activities, including the replacement of railroad ties and ongoing efforts to address safety hazards posed by diseased and dead trees. Patrick reported on the streets committee's accomplishments, including the installation of new LED lights, a timing system, as well as the placement of speed gates, which were temporarily removed for the winter to prevent damage from snowplows. The committee plans to explore additional measures to address speeding and improve lighting on dark roads in the coming year.

#### **Septic and Financial Planning Updates**

The board discussed several key topics including speed gate reflectors, septic system maintenance, and financial matters. The septic committee, reported on ongoing maintenance and future planning for the aging system. The board renewed contracts with various septic service providers and discussed the need to educate residents about proper maintenance. Financially, the board reviewed their transition to QuickBooks Online and discussed plans to improve collections, including potentially hiring debt collectors for outstanding balances. They also planned to explore online payment options for homeowners.

#### **Budget Transparency and Reserve Details**

The board discussed the budget presentation, with a resident raising concerns about the lack of detailed financial information, particularly regarding reserves. Christopher explained that while reserves are included in the budget, the current balance is only available on the profit and loss statement, which is not typically distributed at annual meetings but can be requested. The board clarified that while they are following the required bylaws for budget presentation, they can provide additional financial information to homeowners upon request. As of Sept 30, 2025, the following are cash balances of GOF Association: General Reserve \$23,497.40/WPCA Reserve \$81,325.76/Total for Certificates of Deposit \$104,823.16/M&T Bank Street Reserve \$143,419.69/NSB Street Reserve \$33,865.52/Operating-Checking Acct \$324,969.52/ Total for Bank Acct \$607,077.89

#### **Community Updates and Budget Planning**

The meeting covered updates on several community matters. Christopher discussed architectural review processes, emphasizing leniency for three-season porches and the importance of adhering to septic system limits. He also highlighted efforts to streamline communication and address outstanding home improvement letters. Social committee updates included successful events like the couples' brunch and Thanksgiving sponsorship, with calls for more volunteer involvement. The website infrastructure needs modernization, and the 2026 budget was presented, aiming to keep

monthly common charges at \$150 per household while preparing for future increases. Future planning for infrastructure maintenance was also discussed, with a focus on managing reserves effectively.

### **Social Updates**

Thanksgiving meal donations to a group home in Monroe are due by 11/22. Tree lighting event on 12/7. An email was sent out requesting food and beverage donations and volunteers. Santa was hired. Please bring a donation for the Monroe Food Pantry on 12/7. There will be a kids/family raffle at the end of this event. Monroe has “Light up Monroe” holiday light competition taking place if anyone is interested.

### **Budget Review and Reallocations**

Sudham explained the budget details, including the \$150 monthly cost per house and the \$4,000 general reserve allocation. A resident raised questions about specific budget items, such as the \$1,200 for taxes in 2026 and the reduction in the repaving and repair allocation. Christopher clarified that the \$25,000 reduction was reallocated to septic and other areas.

### **Board Election and Safety Concerns**

The board meeting covered several topics, including the election of new board members. Kristen Pena, Patrick Egan, and Christopher Kovalchick were elected to serve on the board. The board discussed ongoing issues such as road safety, speed enforcement, and the potential installation of security cameras. While the idea of installing cameras was considered, legal and privacy concerns were raised, with the board consulting their attorney and insurance carrier for guidance. The conversation ended with a reminder to residents about the importance of community involvement and volunteering.

**Meeting adjourned at 8:22pm. Patrick 2<sup>nd</sup>.**