



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Organizational Meeting

Thursday, January 22, 2026

Meeting is remote via Zoom at 7pm

Meeting Minutes

Call to Order 7:01

Roll Call of Board Members- Christopher Kovalchick, Sudham Nilaweera, Mike Tobin, Kristin Pena, Patrick Egan-Lori Mangano arrived 20 minutes late.

Summary Meeting

The board meeting focused on several key operational and administrative matters, including the implementation of new reserve accounting practices proposed by Sudham, which will better track and report reserve fund allocations. The board discussed ongoing challenges with snow removal and parking during inclement weather, with Patrick presenting concerns about vehicles parked on streets impeding plowing efforts. Eleanor raised questions about reserve fund transparency and budget representations, though her concerns were addressed by Sudham and Christopher regarding the historical and legal basis for current reserve accounting methods. The meeting also covered updates on landscaping initiatives, social events planning, and website infrastructure improvements, with Lori and team planning to meet with a technology professional to assess current email and website systems.

Summary

2025 Budget and ARB Updates

Michael provided updates on the Architectural Review Board (ARB), including plans for spring cleanup communications and the potential for website and social media updates. Sudham reported on the treasury's progress with the 2025 accounts, focusing on finalizing the budget, reviewing accounts receivable, and preparing tax return documentation. The board agreed to revisit website and communication strategies in future discussions, and Sudham planned to summarize unrecorded accounts and present a plan for utilizing funds effectively once the 2025 accounts are finalized.

Reserve Fund Information Access Discussion

George, a new homeowner, inquired about accessing reserve fund information, and Christopher directed him to the annual meeting minutes and website for the current balances, while noting that detailed financial history was not publicly available.

Property Maintenance and Infrastructure Updates

The board discussed several property maintenance issues, including landscaping concerns with Kristin planning a spring walkthrough with Chad to address dead or dying trees and shrubbery. They addressed damage to the pond bridge caused by children's play, which will be repaired, and noted that many ash trees have been affected by disease. The board also discussed the need to replace damaged flags and ropes, and Patrick will investigate parking concerns near the pond. Christopher reported that a smoke test showed no structural issues with the septic system near Shane Cassidy's house, though odor problems persist due to land contours, and work on fields C and D has been successful with no breakages.

Spring to Summer Social Planning

The group discussed upcoming social events, including an Easter egg hunt on April 4th, a neighborhood tag sale on May 16th and 17th, and monthly movie nights planned through September. They confirmed that Dawn will organize the spring cocktail party and that a band called "Out on Bail" has been secured for a summer event on the green for \$500. The group also addressed the need to incorporate tree lighting and trimming costs into the budget due to the tree's growth, with Kristin taking charge of handling these arrangements. Patrick suggested waiting until after Christmas to purchase new Christmas decorations at reduced prices, while Adrienne noted that ground signs for the tag sale have been stolen in previous years, making promotion challenging.

Street Parking and Resident Engagement

Patrick announced a virtual Streets Meeting scheduled for February 5th to address speeding concerns and parking problems, with plans to improve communication through better resident engagement and potentially using text messaging in addition to email. The group acknowledged that only 63% of residents open their Constant Contact emails, leading to discussions about updating contact information and creating physical flyers to better reach residents, especially newer ones who may not be aware of parking restrictions during snowstorms.

Snowstorm Alerts and Parking Rules

The board discussed communication challenges during snowstorms and agreed to explore text message and voice message alerts through Constant Contact, with David suggesting a \$10/month service. They also discussed enforcing street parking rules, with Dave recommending a systematic approach involving flyers, letters, and potential fines, while Patrick noted the need for consistent year-round enforcement. The conversation ended with a discussion about website infrastructure, as Lori has connected the board with a technology professional to review their current email systems on Wednesday.

Dog Waste Management Discussion

The board discussed ongoing issues with dog waste in common areas, particularly around the circles, expressing frustration about unattended dog feces. The group debated potential solutions, including quarterly professional cleaning services, though concerns were raised about compliance and fairness. Christopher announced upcoming storm predictions for the weekend and confirmed the next board meeting would be held on Thursday, March 19th.

Membership Concerns

Christopher proposed reaching out to find another community member who might be willing to volunteer for the board to fill a vacant term.

Chris motioned to adjourn at 8:24pm. Kristin 2nd. All board members were in favor.