



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Organizational Meeting

Thursday, April 9, 2026

Executive Board Meeting is remote via Zoom at 7pm

Meeting Minutes

Call to Order 7:05

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

Meeting summary

The Executive Board meeting focused on reviewing a Streets Committee proposal for safety improvements in Great Oak Farm. Patrick presented five main items: roadway paintings near the entrance, a camera system at the guardhouse, additional stop signs, speed gates, and solar lighting. The board voted unanimously to approve the roadway paintings and the purchase of three additional speed gates with the board to decide their final locations. They tabled the camera installation pending insurance and legal review, and decided to postpone the solar light decision until May to allow for further investigation of alternatives. The board also discussed concerns about parking issues near the bus stop and agreed to address this through a formal letter to residents. During the executive session, board members discussed enforcement challenges with the Monroe Police Department regarding traffic violations in the development.

Total Proposal Cost \$5760.75 if all are approved-would come out of Streets Reserve

Entrance painting cost \$639 with reflective paint

Speed gates \$2775.75 (3 gates)

Solar Lamps \$2100 (2 lamps)

Stop signs \$300 (2 signs)

- Patrick motioned to vote to approve painting at the GOF entrance as described in proposal. Lori 2nd. 6/6 approved
- Patrick motioned to table the speed cameras until the next meeting after we had additional conversation with the insurance agency. Mike 2nd. 6/6 approved
- Patrick motioned to vote on adding 2 stop signs up front. One at guard house and then on common land on Charter Rd. Sudham 2nd. There was further discussion and then Lori suggested we table this conversation. Chris motioned to withdraw the motion and table it to another time. Patrick 2nd. 6/6 approved
- Partrick motioned to approve the purchase of 3 more speed gates. Lori 2nd. Patrick amends motion and wants to purchase the gates and then the board decides where they go after purchase. 5/1(mike against it)
- Patrick motioned to approve the purchase of 2 solar street lights with Chad installing them and they would go on GOF road on common land down the hill. Mike 2nd. 6/6 approved-Patrick then amended to table the discussion to the May meeting to find ones that match existing ones. Mike 2nd. 6/6 approved

Middle School Parking and Repairs

Dara raised concerns about middle school parents parking improperly on the green, creating safety hazards. Patrick announced that street cleaning would occur next week, weather permitting, and a walkthrough would be conducted to assess manholes, crack sealing, and other street damage, with quotes expected by the May meeting. The group discussed the possibility of getting group pricing for repairs if other residents were also

interested in driveway work. Patrick also agreed to investigate the broken light at the pond, though it was unclear whether it was an Eversource or community responsibility.

The group discussed parking issues around the middle school bus stop, particularly problems with cars parking on both sides of the road and blocking driveways. Patrick agreed to draft a letter requiring parking only on the green side of the road and will share it with the group for feedback before distribution. The group also discussed the possibility of adding an additional bus stop, though they acknowledged this might not be feasible due to legal requirements around grade-level stops. As a last resort, they considered moving the bus stop to Cutler's Farm Road if parking issues cannot be resolved.

Community Police Traffic Enforcement Discussion

The board discussed recent incidents involving police response to traffic violations in their community. Christopher explained that while the landscaping crew involved in a recent incident was from their company, the situation was handled appropriately by local police. The group agreed to request a formal meeting with the police department to discuss enforcement issues, as there were conflicting communications about police presence and authority in the community. They also discussed the effectiveness of current traffic control measures like speed gates and considered implementing additional measures such as speed cameras to address ongoing safety concerns.

Dog Waste and Property Issues

The board discussed ongoing issues with dog waste being left in garbage cans and discussed potential solutions including installing dog waste receptacles, though cost concerns were raised about maintenance. The group also addressed a specific dog owner walking their pet across lawns. The conversation ended with updates about upcoming ARB walkthroughs and flag installation, with Kristin reporting she would proceed with obtaining flags directly and having Chad handle installation rather than using a flag company.

Chris motioned to adjourn at 8:17pm. Patrick 2nd. All board members were in favor. 6/6