



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Organizational Meeting

Thursday, March 19, 2026

Board Meeting is remote via Zoom at 7pm

Meeting Minutes

Call to Order 7:01pm

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

Meeting summary

The Great Oak Farm HOA board meeting focused on committee updates and business matters. The Architecture and Review Board (ARB) reported on upcoming seasonal maintenance and the need for residents to submit requests for home improvements. Sudham provided a financial update, noting that 2025 financials were finalized and tax returns were nearly complete, with successful implementation of new reserve accounting processes. The landscaping committee discussed spring cleanup efforts, pond treatment requirements, and potential tree planting in conservation areas, with Marguerite Stadler offering to donate trees for revitalization. The septic system report showed water consumption within acceptable tolerance, though additional inspections would occur as weather improves. Social committee updates included upcoming events including an April 4th egg hunt and April 23rd adult cocktail party. The board discussed technical improvements to email distribution systems, removing Google Groups from the workflow to simplify operations. A significant governance initiative was announced to amend and restate all governing documents to modernize them from their 1984 legal framework. The conversation ended with approval of a foreclosure resolution for Unit 30 on Great Oak Farm Road due to delinquent association dues. Chris recommended moving forward with the closure. 6/6 approved.

Annual Maintenance and ARB Updates

Michael Tobin discussed the upcoming annual maintenance reminders and updates to the ARB process. He noted that while requests have been quiet recently, the team will implement more rolling sweeps this year to be more proactive about maintenance issues. Michael also reminded everyone to remove seasonal decorations now that winter has ended and to submit ARB requests for planned home updates well in advance.

2025 Financial Update and Progress

Sudham provided a finance update, reporting that 2025 financials have been finalized and tax returns are pending sign-off. He mentioned the implementation of a new reserve accounting process and successful investment of cash in money market accounts at favorable interest rates. Sudham also noted that collections for outstanding HOA fees have been largely addressed, with most issues resolved thanks to Sunny's efforts.

Property Maintenance and Compliance Updates

Christopher updated Sudham on tax return preparations and proposed scheduling a meeting next week to review insurance policies with GOF. He also provided an update on landscaping efforts, including spring cleanup activities, dead tree removal, and plans to clean and repair the flagpole. Kristen is awaiting quotes for flagpole services and new flag installation, and the team is working on pond treatment compliance with Connecticut DEP.

Great Oak Farm Conservation Efforts

Marguerite informed Christopher about concerns regarding the thinning of woods behind Great Oak Farm and proposed donating shrubs or trees for revitalization. Christopher acknowledged the issue and agreed to discuss it with Kristen, who would likely lead the initiative. Christopher noted budget limitations for replanting in conservation areas but promised to keep the matter in mind during an upcoming walkthrough.

Tree Conservation and Land Management

The group discussed tree conservation and replacement on common lands, with Christopher explaining that governing documents prohibit altering conservation lands except for safety reasons. The discussion revealed that while some trees have naturally fallen or been removed due to disease, no systematic tree planting has occurred in the past, though there was a previous attempt by Divina to plant trees for Earth Day. The group agreed to explore options for replanting diseased or fallen trees, with Marguerite offering to sponsor some trees and Michael Tobin requesting to be kept informed of developments. The meeting also covered septic system updates, including recent engineering reports and quarterly maintenance, and social events including an upcoming egg hunt and adult cocktail party.

Board Resolution Approving Foreclosure Action – Unit 30 Great Oak Farm Rd

Christopher Kovalchick moved that the board adopt the resolution authorizing the foreclosure of the association's lien against Unit 30 Great Oak Farm Rd. Lori Mangano seconded the motion. After discussion, all board members voted as follows: Christopher Kovalchick, Sudham Nilaweera, Mike Tobin, Lori Mangano, Patrick Egan, and Kristin Pena voted in favor of the motion.

Board Updates and Key Decisions

The board discussed several key updates and decisions. Christopher reported that Patrick's streets committee meeting covered multiple topics including upcoming priorities, with a potential additional meeting in April to review updates and proposals. The team identified and resolved email delivery issues, finding that large emails were being rejected by Google Groups rather than the current infrastructure, and proposed removing Google Groups from the workflow entirely by creating proper email distributions within Microsoft 365. Sudham raised concerns about liability and signage near the pond, leading to agreement to schedule a meeting with the insurance agent to review policies and potentially work with Kristen on installing warning signs.

Thursday, May 21st is the next board meeting.

Chris motioned to adjourn at 7:41pm. Lori 2nd. All board members were in favor. 6/6