



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Regular Meeting

Thursday, August 13, 2026

Board Meeting is remote via Zoom at 7pm

Meeting Minutes

Call to Order 7:01pm

Roll Call of Board Members- Sudham Nilaweera, Kristin Pena, Christopher Kovalchick, Lori Mangano (Michael Tobin and Patrick Egan were not in attendance)

Minutes from the prior meeting were reviewed and approved by Chris• Regular Meeting – March 25th, 2025

Meeting summary

Quick recap

The board meeting was held with a quorum present to discuss committee updates and business matters. Christopher provided updates from the ARB committee, reporting that letters were sent later than expected but residents have 90 days to address violations. Residents need to receive ARB approval prior to beginning projects. Sudham reported on financial matters, noting strong collection processes and continued benefit from high interest rates, though seeking better banking options for M&T funds. Kristen updated on landscaping progress including dead tree removal and debris cleanup, with plans for a fall walkthrough to assess needs. The septic system update revealed a pump house failure in June at Great Oak Farm Road that caused sewage backup, with repairs and potential upgrades being evaluated. Lori discussed social events, highlighting the need for Oktoberfest organizers and low participation in movie nights. The group discussed potentially postponing their tag sale to align with the town-wide sale and noted positive feedback about the recent band performance. The board approved crack sealing at \$3,895, and adopted a foreclosure resolution for Unit 11 due to outstanding balances. Christopher announced upcoming meeting dates for the rest of the year that include September 24th, October 22nd (budget meeting), and potentially November 19th for the annual meeting, pending church hall availability. The board also discussed a communication about off-road vehicle restrictions, clarifying that ATVs, dirt bikes, and similar vehicles are not permitted on association roads or property unless properly licensed and operated by licensed drivers.

Landscaping Progress and Concerns

Kristen provided an update on landscaping progress, noting that Chad has removed dead trees and addressed resident requests in common areas. She proposed organizing a fall neighborhood walkthrough with Christopher to review utility boxes and ensure proper spending on removals. Lori raised concerns about leaves being dumped in sewers, suggesting the need for an assessment to address potential flooding issues during heavy rains.

Trail and Septic System Updates

Christopher provided updates on two main topics: trail maintenance and septic system issues. Regarding trails, he informed the group that annual spring cleanup had been completed but vegetation growth was excessive due to recent heavy rains, and Chad could address overgrown areas if needed. For the septic system, Christopher reported that Pump House 3 experienced a significant electrical failure in June causing a sewage backup, with the root cause unknown but pumps now operational. The team is evaluating necessary repairs

and potential upgrades, awaiting proposals from contractors and engineers, and will contact the insurance carrier about potential coverage once costs are determined.

Streets

Christopher motioned to approve crack sealing at an updated cost of \$3,895, which only \$120 above the budgeted amount. This was seconded by Lori and approved by the committee. 4 out of 4.

Board Resolution Approving Foreclosure Action – Unit 11

Christopher Kovalchick moved that the board adopt the resolution authorizing the foreclosure of the association's lien against Unit 11. Sudham seconded the motion. After discussion, all board members voted as follows: Christopher Kovalchick, Sudham Nilaweera, Lori Mangano, and Kristin Pena voted in favor of the motion. (Michael Tobin and Patrick Egan were not in attendance)

Thursday, September 24th is the next board meeting.

Chris motioned to adjourn at 7:21pm. Lori 2nd. All board members were in favor. 4/4