

HERITAGE AT BUCKINGHAM AT AVON

c/o REI Property Management

OPEN BOARD MEETING

June 17, 2019
Heritage Clubhouse

ATTENDEES:

Board: Dana Misorski – President, Vijaya Kollu-Treasurer, Suresh Hanumanta-Secretary
REI: J. Kent Humphrey

Meeting convened at 7:28 pm

PROOF OF NOTICE:

D. Misorski motioned and seconded by S. Hanumanta to approve the proof of notice. The motion was unanimously approved.

MINUTES:

D. Misorski motioned and seconded by S. Hanumanta to approve the May minutes submitted by REI. The motion was unanimously approved.

REVIEW FINANCIAL REPORT:

J. Kent Humphrey reviewed the May 2019 financials.

Income YTD	\$ 84,997
Expense YTD	\$ 49,203
Operating Cash	\$ 39,114
Reserves	\$440,621

VARIANCE REQUEST

The Board confirms the following variance requests which were unanimously approved via email since the last board meeting:

- 7 Ellsworth - replacement of front door and side lite unit with similar unit while remaining with in the same color scheme.
- 15 Fenwick – replace and enlarge walkway to driveway using pavers.
- 17 Arlington Drive – install fencing to enclose back yard.
- 28 Buckingham – relocate shed from right side of yard to left, grind stumps from previous owner and regrade and seed area.

Motion made by D. Misorski and seconded by S. Hanumanta.

5 Arlington – Request to expand their deck was tabled for further review and information. Motioned by V. Kollu seconded by S. Hanumanta. Vote was unanimous.

50 Buckingham – remove and replace patio stones under deck and replace stone retaining wall with timbers. Request was unanimously approved by a motion by D. Misorski seconded by S. Hanumanta.

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26 Buckingham – request to hold a book club were tabled for further information. Motioned by V. Kollu seconded by S. Hanumanta.

- The board inquired the number of participants who reside in the community (Heritage or the Village).
- The dates could not be reserved if the “Club” was not contributing to the clubhouse, however, should the club consider inviting the entire community (either by email or posting information) the Board would consider the request further.
- The alternative is if the community center is not in use when the club members arrive, they would be permitted to hold their activity. The emphasis is dates and times would not be guaranteed.
- The Board would consider reserving the date should the club offer a financial incentive.

2 Alcott Way – Resident requests Board become involved with neighbors’ trees hanging over his fence. The Board’s recommendation is the neighbors converse and resolve the situation. 2 Alcott has a right to remove tree limbs at the property line. Should the limbs damage the fence homeowner’s insurance of both parties would be involved. REI to notify 2 Alcott. No additional action taken by the Board.

6 Ellsworth – Unit owner requested 28 Buckingham’s shed moved back to its original location. After discussion and review of pictures from both owners the Board decided no further action is required. However, if 6 Ellsworth determines the shed is located on their property the Board would revisit the request.

38 Buckingham – Claims 20 and 22 Buckingham are not mowing their yard timely. During REI’s property review June 13th, the yards were mowed however the units were sited for needing to be power washed. Pictures were reviewed by the Board.

38 Buckingham – Sighted 5 Fenwick Drive having overgrown shrubs, grass and tree branches hanging to the ground. June 13ths review indicate tree canopies could be raised and some shrub maintenance which typical takes place in late June or early July be completed. Pictures were reviewed by the board.

38 Buckingham – from a review of the properties by REI June 13th this property is being sighted for what appears to be construction material, graffiti written structures and unorganized sports equipment scattered throughout the side and rear yards. Pictures were reviewed by the Board.

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OLD AND NEW BUSINESS

WEBSITE –

Vinny DiCarlo requested specifics as to what the board would like to include on their website. This would allow him to provide a more accurate presentation. This information will be shared with both presenters. D. Misorski is to forward information to REI for distribution.

GOVERNING DOCUMENTS –

- Pilicy & Ryan, P.C., of Watertown, CT. provide the first rendition of the updated documents. The board provided REI with additional information to be forwarded to C. Ryan to incorporate into the revised governing documents.

SPRING WALKAROUND

Board reviewed detail of the walkaround conducted by REI and sample letters to the community. D. Misorski requested an electronic copy be sent to her for further review and edification. The intent is to use stronger language and revise the completion dates.

CLUBHOUSE SPRING REVIEW

The following repairs or enhancements were reviewed and approved by the board:

- Removal and stump grinding of two dead trees around the parking lot.
- Power wash building.
- Trim trees from building raise canopy.
- Replace shutters.
- Install new lock to supply closet in fitness center.

FOREST PRESERVE AREA

Board reviewed Chas Ryan's interpretation of the governing documents associated with trees in the forest preserve area. REI was instructed to advise 6 Goodwin Place of the decision.

ADJOURNMENT:

Vijaya Kollu, motioned to adjourn the meeting at 9:30 pm. Suresh Hanumanta seconded the motion. Motion was passed.

MINUTES PREPARED BY REI PROPERTY MANAGEMENT.