

# HERITAGE AT BUCKINGHAM AT AVON

c/o REI Property Management

6:00 PM, APRIL 26, 2021

## OPEN BOARD MEETING

Teleconference

### ATTENDEES:

Board: Dana Misorski – President, James Papa-Secretary, Robert Denya-Treasurer

Residents in attendance: 60 Buckingham, 10 Churchill Place, 23 Fenwick

REI: J. Kent Humphrey & Crystal Koplak

**MEETING CONVENED AT 6:08 PM**

### PROOF OF NOTICE:

Proof of Notice was unanimously approved motioned by D. Misorski seconded by R. Denya.

### MINUTES:

D. Misorski motioned to approve the minutes of September 28, 2020 seconded by R. Denya. Approval was unanimous.

### REVIEW FINANCIAL REPORT:

J. Kent Humphrey reviewed the March 2021 financials.

<b>Income YTD</b>	\$ 46,910
<b>Expense YTD</b>	\$ 33,977
<b>Operating Cash</b>	\$ 65,227
<b>Reserves</b>	\$490,975

### CORRESPONDENCE

Two variance requests are pending additional information:

29 Arlington requested permission to install solar panels – roofing layout pending.

7 Goodwin requested permission for an addition – pending submission of architectural plans and approval from the Town of Avon.

### OLD AND NEW BUSINESS

#### STREET SIGNAGE –

- The Board reviewed the signage project that was estimated at \$30,000. Having visited several upscale communities within Avon and neighboring towns the Board decided basic signage was appropriate and at a significant cost savings. D. Misorski announced the project is 100% completed.

#### CLUBHOUSE –

- Items included in the 2021 Budget:
  - Flooring for the fitness room – approval for 5/16” rubber flooring eliminating carpeting. Pending final pricing.
  - Painting of the fitness room – colors were chosen.
  - Purchase and install new blinds.
  - Replace exterior deteriorated wood trim with PVC - pending final pricing.

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- Items not included in the 2021 budget but approved by the board with savings (\$30,000) from the street sign project.
  - Painting – pending final pricing.
    - Large and small conference rooms.
    - Main room.
    - Kitchen
    - Vestibule
    - Chandeliers – black.
    - Removal of diseased trees upon recommended by an arborist.
    - Increase landscape maintenance providing the community standards to maintain their lawn areas.

### RETENTION POND –

- Budgeted for 2021 retention pond cleaning. Two ponds along lower Buckingham Road and two ponds off Fordham – pending updated proposals.
- Board discussed improving the fencing around the pond adjacent to Buckingham Road and the hiking trail.

### WEBSITE -

- The site is to be rolled out in the next thirty (30) days. The community will be notified of the improved website and given access by providing management a valid email address.

### GOVERNING DOCUMENTS –

- The Board unanimously approved the updated governing documents and to engage Attorney Ryan to assemble a package to be sent to all members for review and approval. D. Misorski made the motion as R. Denya seconded the motion.

### ASPHALT –

- Walking Trail between Goodwin and Arlington is deteriorating. The Board is considering replacing the deteriorated portion of the trail pending pricing from Harwinton paving.
- 6 deteriorating catch basins are scheduled for replacement along Alcott and Quincy. This project will be in conjunction with the paving of the walking trail.

### SPRING INSPECTION –

- REI is in the process of completing the spring inspection focusing on landscaping, diseased trees, stumps, power washing, non-approved building and fencing additions and general property and building appearance. The Board has agreed to publish the final report and advise individual owners of improvements required to maintain their property to community standards.
- Letters are anticipated to be sent in the next ten (10) days.
- REI noted during their inspection 3 Camden was in the process of construction an addition to the rear of the house with submitting a variance for approval. Management recommended a letter be sent to the owners advising them of the violation to which the Board approved.

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### COMMUNITY PARTICIPATION –

- 10 Churchill
  - Thanked the board for their service.
  - Discussed the split rail and metal fencing around the major retention pond.
    - Stated this is the only fenced in pond. If it was determined to be a safety hazard that the other ponds should also be fenced. He pointed out the pond maintained by the Town of Avon near the soccer field is not fenced.
    - Recommended if the fence was only a deterrent it be removed, and appropriate signage be installed.
- 60 Buckingham
  - Commented on the fencing around the Buckingham Pond.
  - Discussed this is the “Honey Pond” for bears as the travel the valley. He noted seeing a family of 5 bears at the pond climbing the fence.
  - Agreed standards in the community need to be brought to the attention of individual unit owners and using the clubhouse and green as an example.
- Board Members
  - Commented on fencing the ponds and agreed to take another look at the project.
  - Appreciated members of the community participating in the meeting.
  - The new Board appreciates feedback in an effort.

### ADJOURNMENT:

The meeting adjourned at 6:57 PM motioned by D. Misorski and seconded by J. Papa.

MINUTES PREPARED BY REI PROPERTY MANAGEMENT.