

Strong Farm Estates
Annual Meeting of Unit Owners
Monday 10/2/23 @ 6:00pm
South Hadley Public Library

Board members present: Bob Eastwood, Denise Audette, Deb Cowdrey

Owners present: Eileen Sullivan, Denise & Richard Audette, Joann & Bob Eastwood, Debbie Cowdrey, Carolyn & Bob Seem, Alan & Ann Harazin, Daniel Ducharme, Les & Carole May, Barbara & John Devlin.

Proxies: Unit 4 (Proxy – JoAnn Eastwood), Unit 16 (Proxy - Les May), Unit 17 (Proxy – Carole May), Unit 18 (Proxy – Denise Audette), Unit 10 (Proxy – Debbie Cowdrey).

Called to order - 6:04pm

Introductions for all in attendance.

Quorum met.

Minutes of 2022 meeting were reviewed. Sabrina called for a motion to approve which was made by Eileen Sullivan and seconded by Carole May

Sabrina described all the documents that were included in the handout. They included...

Minutes of 2022 meeting

Annual budget

Updated Capital Project Funding

FY.22-23 Budget Comparison

Balance Sheet

Schedule for Garage Door Replacement

Schedule for power washing

Inspection report and proposed estimates for roof replacements (Sexton Roofing)

CURRENT STATEMENT of CASH BALANCES: The fiscal year ended August 31, 2023. The Collected Income was \$116,530.22 which includes special assessments for the re-landscaping project of \$21,156 and reserve income of \$17,365.25 versus a budgeted amount of \$78,370. Expenses were \$71,686.05 versus a budget amount of \$63,783, which was a variance of \$-7,903.05. Savings were generated in certain line items but offset by overspending in Maintenance and Landscaping.

Currently, the Association has a checkbook balance of \$7,146.83; a reserve account balance of \$21,848.48 for total cash on hand of \$28,995.31.

Sabrina reviewed the updated 2023 Reserve Spreadsheet with Capital project projections. Garage door replacements will continue as there are only a few left. Next spring the Board and management will do interior inspections of all units with hatchways to assess their condition and make decisions regarding maintenance or replacement. The Capital budget reflects replacement of 2 garage doors and 1 hatchway in 2024, but the hatchway inspection might prove no replacements are needed. Sabrina also discussed repaving and how the \$75,000 currently budgeted in the next 5 years might be able to get pushed back with annual maintenance on the

paved areas like crack sealing. Sabrina will get Auto Lines from Granby out to the property to inspect and give a price for this work to be done in the fall.

Discussions: OLD BUSINESS

Sabrina opened the discussions by asking for input from unit owners regarding the finished Landscaping Project. Several owners said they were pleased with the finished project. A few were concerned about the present look of hydrangeas. Denise explained that these new plants had been planted with blossoms on them since they came from a nursery. They blossomed more throughout the summer and the heavy blossoms are now drooping. They will be trimmed in spring and the next year should show blossoms at their regular blossom time. Denise will plan a walkthrough to see if there are any issues. It's expected that, over winter, especially the first winter, there might be some damage. We also explained that the snow removal contractor has been instructed NOT to PILE SNOW ON TOP of the new plantings. Owners said they would monitor the first snow removals for this.

Dan Ducharme asked if it was planned to have the overgrowth at the boundary line of the conservation area trimmed this fall. Sabrina said yes that it had been discussed and looked at with Cody from Four Seasons at a recent meeting and they have planned to complete the task. Sabrina will remind Four Seasons and ask for a possible ETA so she may inform owners.

A detailed report of the recent roof inspection performed by Sexton Roofing was given by Sabrina. On the Capital Project Funding report, the year projected to start the replacements was moved up from 2029 to 2025 with estimated cost per unit at roughly \$18,600. The roofs noted as in need of replacement in the next 2-3 years were units 5, 15 & 18. The remaining years were projected to have roughly 5-7 years left of life.

Sabrina answered questions regarding how this project could be funded. Rick Audette questioned the total cost over the 7 years and asked how owners could be assessed thus huge amount. Sabrina replied that there are a few different ways to fund a project like this; through a possible loan or a special assessment. There could also be a combination of the two and unit owners decide which option works best for their personal finances.

Sabrina explained that the new figures on the CPF (2023 Budget) document reflect a proposed increase in Monthly fees of \$18.00. The board discussed this and decided that we will increase the monthly HOA fee by \$15 beginning 9/1/23. Eileen Sullivan confirmed that it would be back dated and the Board agreed. Sabrina explained that if they did not back date it the reserve contribution for 2024 would need to be adjusted accordingly and they would not be able to save as much as projected. Owners all agreed and the new monthly fee \$400/month would be back dated to 9/1 and remain going forward.

The sidewalk repair/replacement project brought up a few years back and added to the Projected Reserve Study report was discussed. The possibility of either replacing the concrete walk or removing the sidewalk altogether and replacing that area with Sod was reviewed. Eileen Sullivan wondered if the town required the sidewalk during the development stages and questioned if they would agree to its removal. Sabrina explained that she is managing another association in Amherst with the same scenario, and they have to go to the Planning Board for a variance. She said when the

time came, she would look into this for SFE too. This topic will continue to be discussed and more estimates will be obtained.

NEW BUSINESS

Sabrina introduced the New Management Style that uses a Team Approach is in place with the new ownership of HPMG.

An explanation of how there are different departments to cover, landscaping, maintenance and office assistants etc. to lighten the burden of the individual property managers.

Rick Audette informed Sabrina that the SH fire department needs to schedule flushing of our fire hydrant. This is supposed to be done annually, but we need to remind the FD to do this.

Also, Rick asked about the status of the storm drains. As a previous board member, he was familiar with some previous issues. Sabrina said she had contractor report that they were all good. Rick asked if they lifted the storm drain covers to do the inspection. Sabrina was not sure and said she would check with them to verify.

NOMINATION AND ELECTION OF TRUSTEE

Sabrina opened the election topic asking Bob Eastwood if he would be interested in serving again if elected for another 3 year term. Bob indicated he would like to continue as Trustee. Sabrina stated that she did not receive any other nominations from other unit owners but Les May told her that he sent in self-nomination papers the week prior snail mail. Sabrina did not receive them yet, but informed owners that now there were 2 candidates and the ballots in their packets would need to be used.

A vote using paper ballots was taken. Sabrina did the accounting and reported the count as,
Bob=9
Les=5

Bob Eastwood was Re-elected as trustee for a three-year term.

The updated unit owners list was reviewed, and several corrections were needed. Sabrina will make corrections and email a new list to owners.

MOTION TO ADJOURN. Ann Harazin
Seconded by. Deb Cowdrey

Meeting Adjourned.