

Minutes of the Board of Trustees Meeting

January 18, 2023

Present: Board of Trustees: Jeff Garber, Steve Delaney, Marie Janiak, Alan Maravelias, Barkan
Management: Jay Miller, James Donnelly, Sarah Luscomb

1) Call to Order

Jeff Garber called the meeting to order at 6:00 p.m.

2) The board approved the November 2022 Board of Trustee meeting minutes.

3) Home Owner Request

a) The board reviewed a request from the owner of 1 Fox Run for the association to install a fence in the area of 11-19 Fuller Pond Road to block lights shining from cars parked in the guest parking spot that faces Fox Run. After some discussion, the Board was not in favor of installing a fence. The board instructed Sarah to send a letter to the owners of 11-19 Fuller Pond Road asking them to back in when using that particular parking spot. The board will also consider placing some plantings in front of that parking spot in the spring.

b) The board approved the request from the owners of 70 Fuller Pond Road to put a paver border and crushed stone under their deck to prevent erosion.

4) Old Business

a) The board discussed the inconsistency of the illumination tone on the community's outdoor lighting. It was decided that due to the age and eventual replacement need of the lighting that there is a need for further discussion concerning a master lighting replacement plan.

5) Financial Report

a) Jay Miller noted the December 2022 financials are not available yet. He noted due to lack of snow in December, the 2022 financials should come in right at budget.

5) Maintenance Supervisor Report and Work Order Review

a) Jim updated the board on work in progress at Fuller Pond. The clubhouse roof replacement is near completion. The final repairs to the chimney and replacing the skylights will be completed once the material is received.

A new hot water heater was installed in the clubhouse this week which included a sensor that will automatically shut off the hot water heater if were to leak.

The building main water shut off valve at 14 Stoneybrook Lane has a minor leak. The town will shut off the water to 10, 12, 14 & 16 Stoneybrook Lane on Thursday, January 26th at 11:00 am in order for the association to replace the shutoff. A notice will go out to the residents in the building. Jim explained that one unit in each building has the shutoff and this is the 6th one that has needed replacement. He suggests a plan is put in place to replace the remaining 30.

Jim brought to the board's attention the roof ridge caps on various building are being blown off during wind events. Jim feels the nail size and application was not adequate when they were originally installed. It was decided that the feasibility of reinforcing or replacing the ridge caps community wide will be investigated.

8) Adjournment – The meeting was adjourned at 7:00 p.m.