



MEADOW HILL
BOARD PACKET
SEPTEMBER 21, 2022



**MEADOW HILL, INC.
BOARD MEETING
September 21, 2022 AGENDA**

**MEETING TO BE HELD AT CLUBHOUSE
1:30 BOARD MEETING**

EXECUTIVE SESSION MEETING 12:45 – BOARD ONLY

1. Executive Session – 12:45 - Call To Order, Roll Call, Board Members Only
 - a) Delinquencies, Actions, Collections, Attorney Status
 - b) Pending contracts under negotiation
 - c) Pending/current litigation
 - d) Human Resource/Personnel Issues/Actionable Items

OPEN SESSION 1:30PM

2. President's Remarks
3. Hearing Scheduled – 76 HWS
4. Minutes
5. Financial Reports (Treasurer)
6. Maintenance Superintendent Reports
 - Superintendent Report/Maintenance & Work order review
 - Project List
7. Manager's Report
 - Calendar Review
 - Correspondence
8. Committee Report
 - Grounds Committee
 - Tree Committee
 - Communications Committee – Signage
 - Long Term planning Committee
 - Rules Committee
 - Social Committee
 - Hospitality Committee
 - Fire Rebuild Committee
 - Maintenance Committee
9. Open Forum – Owners may provide input, commentary and ask questions (Floor is Open)
10. Old Business
 - Deck Inspection
 - Aluminum Wiring Remediation Contract/Loan
 - Any other old business?

11. New Business

1. Consider items raised in owners' forum and committee reports
 - Committee Recommendations
2. Consider items discussed in executive session and hearings
 - Any items to vote on?
3. Consideration of Homeowner Variance Requests
 - 292 Exterior Bathroom Vent
 - 191 Patio Door Replacement
 - Any other homeowner variance requests to approve?
4. Increasing Insurance Deductible to \$25,000
5. Any other new business to discuss?

12. Adjournment



SCHEDULED HEARINGS



September 2, 2022

Judith Rudzki
Mark Pawshuk
76 Hollister Way South
Glastonbury, CT 06033

NOTICE OF SCHEDULED HEARING

Dear Judith & Mark,

A hearing has been scheduled with the Board of Directors for Meadow Hill regarding a resident of your unit, Mark Pawshuk, who continues to violate the current suspension in place regarding his use of the Meadow Hill amenities.

The hearing is scheduled for September 21, 2022 at 1:30PM in the Meadow Hill clubhouse. You are permitted to attend the hearing in the clubhouse even though your use of the amenities has been suspended.

At this Hearing, the Unit Owner and Tenant will have an opportunity to address the Board concerning the alleged violations of the Documents.

Following this Hearing, the Board has the authority to impose fines. A fine may be imposed for each day that a separate violation has occurred or continues to occur. The Board also has the authority to commence a court action seeking an injunction against future violation of the Documents including the Rules. Finally, the Board has the right, pursuant to the Common Interest Ownership Act ("Act"), to bring a summary process action against the tenants for violations of the Documents including the Rules. You will be notified within 30 days of the hearing in writing of the Board's decision.

Please be informed the Board will conduct this Hearing as scheduled. The Unit Owner and Tenants have the right to attend this Hearing, be represented and/or participate at this Hearing. The Board will proceed with this Hearing even if either party fails to attend the Hearing. If you are unable to attend the meeting and wish to submit documentation in writing for the Board's consideration, you can email it to sduncan@imagineersllc.com.

Pursuant to C.G.S. 47-244(e), this letter shall also be formal notice that the above violations be cured within ten days of this notice.

Hartford Office: 635 Farmington Avenue - Hartford, Connecticut 06105
Seymour Office: 249 West Street - Seymour, Connecticut 06483
Meadow Hill, Inc. Phone Number: (860) 768-3368

Affirmative Action/Equal Opportunity Employer



Kindest regards,

Sheila Duncan
Community Association Manager
Meadow Hill, Inc.

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Meadow Hill, Inc. Phone Number: (860) 768-3368***

Affirmative Action/Equal Opportunity Employer



MINUTES

Meadow Hill, Inc.

Minutes of Executive Board Meeting

August 24, 2022

Executive Session

The Executive Session convened at 12:08 PM by Property Manager Sheila Duncan. Board Members present: President Toni Dolan, Vice-President Ed Litke, Secretary Jim Fuda, and Directors Dave Faxon, Sandy O'Leary, and Ron King. Treasurer Dawn Faucher was not able to attend as she was travelling and out of the country.

Per state law, voting on any issue discussed in Executive Session is done in Open Session of the Board of Directors meeting. See the Open Session notes below for any action necessary by the Board on any item discussed in Executive Session

The Executive Session closed at 12:49 PM

Open Session

The Open Session of the Executive Board Meeting convened at 1:33 PM.

Present were President Toni Dolan, Vice-President Ed Litke, Secretary Jim Fuda, and Directors Dave Faxon, Sandy O'Leary, and Ron King. Treasurer Dawn Faucher was not able to attend as she was travelling and out of the country.

Minutes – Minutes of the July 20, 2022, Executive Board Meeting were unanimously approved by e-mail vote (7-0) on 06/27/2022 and are available on the Meadow Hill and Pilera Web sites.

President's Remarks –Toni Dolan thanked the Long-term Committee, Jim Fuda, Dave Faxon and Larry Abbott, for their research and hours of work in bringing this project to this point. Toni welcomed the Professional Team for the Aluminum Wiring Remediation Project and then turned the meeting over to Jim Fuda who provided opening remarks to the presentation by the Long-Term Committee and who introduced the Professional Team for the Aluminum Wiring Remediation Project.

Information Presentation of the Aluminum Wiring Remediation Project

A presentation prepared by the Long-Term Planning Committee (LTC) was made to the Board and those in attendance. Jim Fuda and Dave Faxon of the LTC along with Rob Bouvier of Bouvier Insurance (the Association's insurance agent), Bill and

Cassandra Thompson of AL Wire Projects (the contractor for the project), and Scott Sandler of Sandler & Hansen (the association's attorney) made the presentation.

The history of aluminum wiring, the risks, and the plan for remediation was presented. The presentation slides are attached to these minutes.

Unit Owners will be asked to approve the funding of the project which has been secured from Windsor Federal and Loan. The information packet and voting instructions will be mailed to Unit Owners at the end of the month.

A Unit Owner Meeting is scheduled for September 14th at 7 PM at the Clubhouse. The meeting will be for questions from unit owners and for the casting of votes.

Board Member Dave Faxon left the meeting at approximately 2:10 PM due to illness. A quorum of the Board was present for the remainder of the meeting.

Votes for Aluminum Wiring Remediation Project

The Board acted to approve the loan, the assessment, and the contract with the contractor. The actions taken on each item were as follows:

- 1) Motion to approve resolution to authorize the loan transaction of \$700,000 with Windsor Federal Savings and Loan Association (Lender) in accordance with the commitment letter from the lender and dated August 10, 2022. Motion made by Jim Fuda, second by Ron King and approved by the Board (5- Yes, 0 - No). Members Faxon and Faucher did not vote as they were not in attendance.
- 2) Motion to approve the resolution to levy the assessment subject to ratification by a majority of Unit Owners and in accordance with the by-laws of the Association. Motion made by Jim Fuda, second by Ron King and approved by the Board (5- Yes, 0 - No). Members Faxon and Faucher did not vote as they were not in attendance.
- 3) Motion to approve the Contract Between Meadow Hill Condominium Association, Inc and ALwire Project Engineering, LLC dated and executed by ALwire on 8/23/2022 and authorizing a duly elected officer to execute the contract subject to approval of the unit owner's approval of the assignment of the assessment. Motion made by Toni Dolan, second by Ed Litke and approved by the Board (5- Yes, 0 - No). Members Faxon and Faucher did not vote as they were not in attendance.

Treasurer's Report

Sheila Duncan provided a summary of the Financial Report on behalf of our Treasurer. She noted the overall finances are tight but tracking to budget. Through the end of July, we are underbudget Year to Date (YTD) by approximately \$1,000.

Maintenance Report

Darien Covert reported that 57 Work Orders were closed and seven (7) are open and scheduled to be addressed. Pruning will begin next month, and the final application of fertilizer and grub control is being applied this week by Allied.

Projects from the Project List are scheduled to be done – paint wrought iron railings (50% complete), power wash paddock fence, jet washing sewer line at Units 100/102.

Tree work has been completed per recommendations of the Tree Committee - three trees removed, and three trees pruned.

Manager's Report

Sheila Duncan of Imagineers reported activities performed and completed as reported in Board Packet – highlights are the loan application to Windsor Federal for the Aluminum Wiring Remediation Project, receiving proposals for healthcare plans for employees, coordinating insurance claim for Unit 227 HWN and notifying Unit Owner of #89 of the Board's approval of her mailbox replacement request. She will start the preparation of the draft 2023 budget on September 2nd.

Committee Reports

- 1) Communication Committee - Toni Dolan reported on behalf of Gene Flynn, Committee Chair, who is on vacation. The Emergency Access plan, and signage is progressing. A mockup of the proposed signage was installed in Parking Area B for the Board to decide on reflective or non-reflective treatment.
- 2) Rules – Toni Dolan, Committee Chair, reported that the group is working on certain rules that overlap with the Long-term Committee and is hoping to have a draft set of revised rules in late Fall, once those conflicts have been resolved.
- 3) Social Committee – Sandy O'Leary, Committee Chair, acknowledged the effort of Dana Kubachka and Donna Whalen for today's social event and previous events.

Open Forum

- 1) Roger Bouchard (Unit #171) received clarification that the brush hogging of the north slope is not scheduled for this year. The next scheduled time is in 2023. Jim Fuda will check on the schedule for application of pre-emergent application to prevent invasives from growing.
- 2) Linda Fillion (Unit #182) shared Anytime Sewer advised her that Drano should not be used by Unit Owners as it damages the older pipes we have in our complex. They advised a solution of 1 cup of Blue Dawn with boiling water applied once per month is a maintenance measure Unit Owners could do. Linda will submit this to The Lark to communicate to the Meadow Hill community.

Old Business

- 1) Deck Inspections completed by Architects Hibbard & Rosa and is preparing the report for submission to the Board.

New Business

- 1) The Board voted to approve the healthcare plan and a vision plan for Meadow Hill employees. Motion was made by Jim Fuda, seconded by Ed Litke to approve the Cigna-Oxford Silver healthcare plan and the Anthem Blue Cross Vision Plan of as presented by our insurance agent, Bouvier Insurance. Motion was approved by the Board (5- Yes, 0 - No). Members Faxon and Faucher did not vote as they were not in attendance.
- 2) Scott Sandler reported that the six garage units affected by the fire are separate units and not part of the Limited Common area. Imagineers and Scott will approach the Unit Owners to obtain copies of their HO6 policies and include their HO6 policies with the Fire Rebuild claim.

Adjourn

Meeting was adjourned at 3:10 PM. Jim Fuda moved, Ron King seconded and approved by the Board (5- Yes, 0 - No). Members Faxon and Faucher did not vote as they were not in attendance.

Time of adjournment – 3:10 PM

Minutes submitted by: Jim Fuda

Minutes approved by email vote – 08/31/2022

Attachments:

- 1) Aluminum wiring Remediation PowerPoint Presentation
- 2) Board Resolution Concerning Assessment
- 3) Board Resolution Authorizing the Loan Transaction

Email Votes – 07/21 to 08/23/2022

The following votes were made since the last Board meeting and are recorded as part of these notes:

07/26/2022 – Motion to approve the Minutes of the Executive Board meeting of July 20, 2022. Motion by Dawn Faucher, second by Ed Litke. Unanimously approved (7-0).

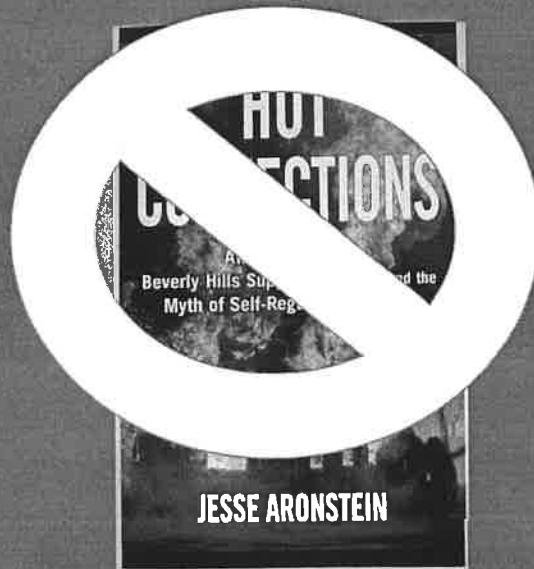
08/10/2022 – Motion to approve the variance request from Unit Owner #89 WHN for mailbox replacement as submitted with her variance request. Motion by Ed Litke, seconded by Toni Dolan. Unanimously approved (7-0).

08/22/2022 – Motion to approve the increase of Mike Curtis's hourly rate to adjust to market conditions as reported to the Board by Imagineers. Motion by Toni Dolan, second by Jim Fuda. Unanimously approved (7-0).

KEEPING SAFE AND INSUREABLE AT MEADOW HILL

The Aluminum Wiring Remediation Project

1



2

ALUMINUM WIRING FACTS

- ✓ BETWEEN 1965 AND 1976 ALUMINUM WIRE WAS USED IN TWO MILLION HOMES THROUGHOUT THE UNITED STATES
- ✓ MEADOW HILL UNITS WERE BUILT BETWEEN 1971 AND 1973 - A PERIOD OF HIGH CONTROVERSY OVER TESTING PROCEDURES BY UNDERWRITERS LAB
- ✓ IN 1978, ALUMINUM WIRING WAS NOT ALLOWED BY CODE NATIONALLY
- ✓ FEW INSURANCE COMPANIES WOULD COVER ANYTHING WITH ALUMINUM WIRING AFTER 1978. THAT'S THE POSITION MEADOW HILL HAS BEEN IN FOR DECADES; CONSIGNED TO AN INSURANCE POOL OF ONE COMPANY AND HIGH RATES

3

ALUMINUM WIRING FACTS

- ✓ APPPROX 15 YEARS AGO, AN ATTEMPT WAS MADE AT MH TO SATISFY INSURANCE ISSUES BY INSTALLING ARC FAULT CIRCUIT INTERRUPTORS TO EACH UNIT'S ELECTRICAL PANEL. THIS PROVIDED INCREASED SAFETY BUT FAILED TO REDUCE OUR INSURANCE RATES!
- ✓ NOT UNTIL 2005 DID THE INSURANCE INDUSTRY AND THE CONSUMER PRODUCT SAFETY COMMISSION (CPSC) ENDORSE COPALUM CONNECTORS AS THE PREFERRED REMEDIATION METHOD BECAUSE COPALUM CONNECTORS HAVE HAD ZERO KNOWN FAILURES IN OVER 40 YEARS.

4

ALUMINUM WIRING CHARACTERISTICS

✓ IS IT SAFE?

- WITHIN THE WALLS, YES
- AT THE RECEPTACLES- THIS IS WHERE MOST PROBLEMS OCCUR

✓ WHY?

- ALUMINUM IS SOFTER THAN COPPER. IT EXPANDS AND CONTRACTS OVER TIME, AND IT TENDS TO OXIDIZE
- THESE CHARACTERISTICS LOOSEN CONNECTIONS AT THE RECEPTACLE CREATING DANGEROUS ARC CONDITIONS
- THE OLDER THE ALUMINUM WIRING SYSTEM THE MORE SUSCEPTABLE IT IS TO LOOSE CONNECTIONS THAT CAN CAUSE ARCING OR BURNOUT. THESE OFTEN CAUSE FIRES

5

THE SOLUTION

- ✓ THE BOARD HAS RETAINED THE ONLY CONTRACTOR IN OUR AREA THAT IS LICENSED TO INSTALL COPALUM CONNECTORS
- ✓ THE CONNECTORS WILL BE INSTALLED IN EACH AND EVERY RECEPTACLE, LIGHT SWITCH, CEILING LIGHT AND 110 V APPLIANCE WITHIN YOUR HOME
- ✓ A SPECIAL PATENTED TOOL IS USED TO FUSE THE ALUMINUM WIRE TO A COPPER PIGTAIL WIRE THAT ELIMINATES THE SOURCE OF ARCING

6

INSURANCE

**ROB BOUVIER
BOUVIER INSURANCE**

7

OUR CONTINUING INSURANCE PROBLEM

- ✓ **THE FEW COMPANIES THAT COVER ALUMINUM WIRING, DO SO AT PREMIUM RATES**
- ✓ **THEREFORE MEADOW HILL ABSORBS ADDITIONAL DOLLARS TO ITS BUDGET EVERY YEAR CONTRIBUTING TO HIGHER HOA FEES**
- ✓ **MEADOW HILL ALSO FINDS ITSELF IN AN INSURANCE MARKET OF ONE COMPANY WITH NO LEVERAGE TO REDUCE RATES**
- ✓ **MH IS FACED WITH THE POTENTIAL OF 2023 INSURANCE PREMIUMS DOUBLING UNLESS A REMEDIATION PLAN IS IN PLACE**
- ✓ **THE BOARD UNANIMOUSLY AFFIRMED A DECISION TO MOVE FORWARD WITH THE ALUMINUM WIRING REMEDIATION PLAN FOR SAFETY, AND TO ADDRESS THE INSURANCE ISSUE**

8

CONSTRUCTION

BILL THOMPSON

ALWIRING PROJECT MGMT

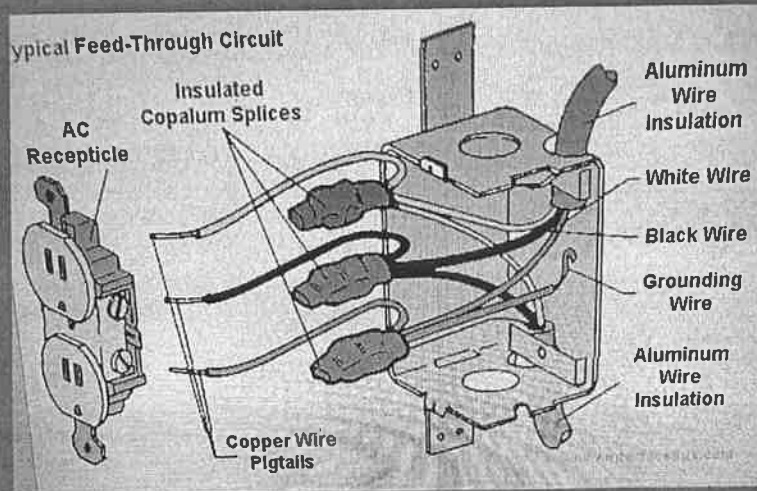
9

THE "FIX"

- ✓ **10,000 LBS OF PRESSURE IS REQUIRED TO MAKE THE FUSION CORRECTLY. THIS IS CALLED A COLD WELD**
- ✓ **THE ELECTRICIANS ARE SPECIALLY TRAINED AND LICENSED TO DO THIS TYPE OF CONNECTION**
- ✓ **THE ENTIRE PROJECT WILL TAKE 6 – 8 MONTHS TO COMPLETE; AVERAGING 1 UNIT PER DAY, POSSIBLY 2 PER DAY**

10

THE COPALUM CONNECTION



11

PROCESS AND FUNDING

SCOTT SANDLER, ESQ
SANDLER & HANSEN

12

THE FUNDING AND FINANCES

- ✓ THE PROJECT BUDGET IS \$700,000
- ✓ \$5,183 IS THE AVERAGE COST PER UNIT
(DISTRIBUTED ON THE BASIS OF SQUARE FOOTAGE)
- ✓ PAYMENT FOR THIS PROJECT WILL BE MADE
BY SPECIAL ASSESSMENT TO EACH UNIT
- ✓ PAYMENTS ARE NOT DUE UNTIL THE PROJECT
CONSTRUCTION IS COMPLETED (6-8 MONTHS)

13

THE PROCESS AND YOUR ROLE

- ✓ VOTE TO APPROVE THE FUNDING OF THE PROJECT
- ✓ PAYMENT FOR THIS PROJECT WILL BE MADE
BY SPECIAL ASSESSMENT TO EACH UNIT
- ✓ PAYMENTS MUST BE MADE
- ✓ UNIT OWNER HAS OPTIONS TO PAY THEIR SPECIAL
ASSESSMENT:
 - IN FULL 30 DAYS AFTER PROJECT COMPLETION
 - MONTHLY PAYMENTS WITH INTEREST FOR 10 YEARS
 - IN FULL AT ANY POINT DURING THE LOAN

14

SUMMARY AND CLOSING

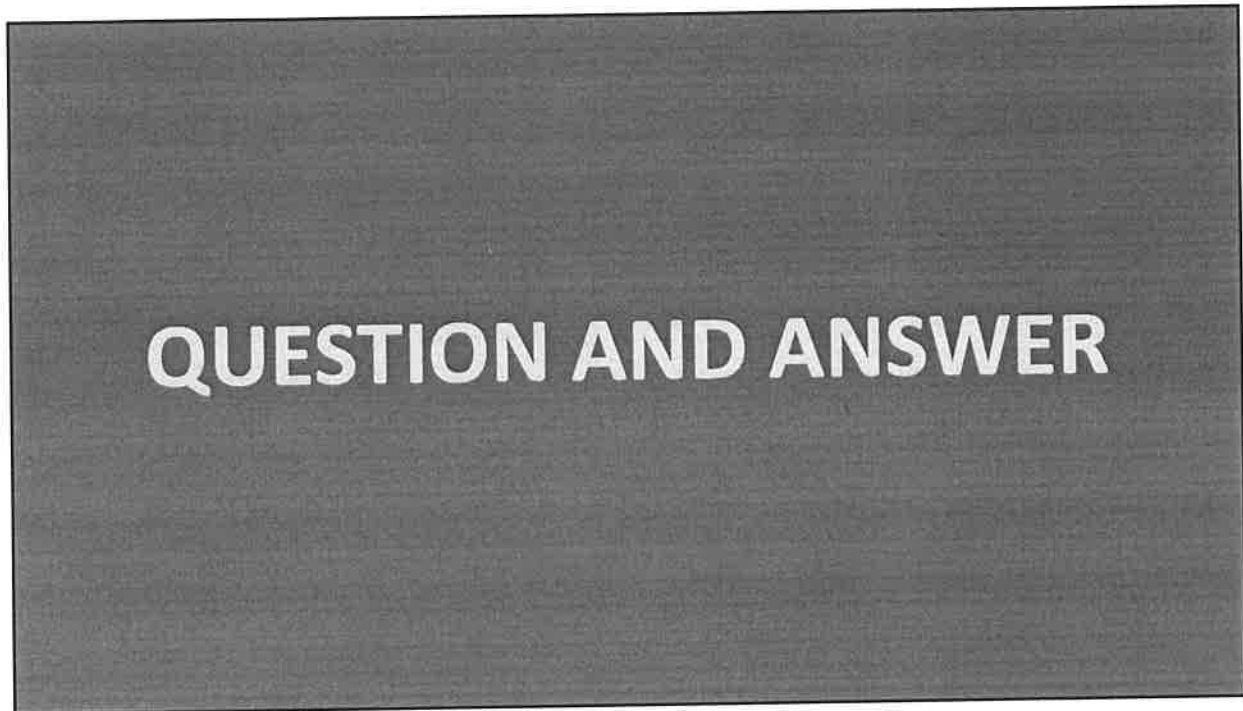
**JIM FUDA
MEADOW HILL**

15

CLOSING REMARKS

- **WHAT CAN YOU DO?**
 - **Review the packet you will receive in the next few days**
 - **Ask questions of the Board or our professionals**
 - **Get informed**
 - **Vote – mail your vote, give your proxy, or vote at the September 14th Unit Owner Meeting**

16



17



18

MEADOW HILL, INC.
UNIT OWNER RESOLUTION APPROVING ASSIGNMENT OF COMMON CHARGES

I. Statement of Facts.

- A. The Association proposes to borrow up to \$700,000.00 from Windsor Federal Savings and Loan Association ("Lender") to fund an aluminum wire remediation project ("Loan").
- B. As a condition of the Loan, the Lender requires that the Association give the Lender an assignment of its right to future income, including the right to collect common charges.
- C. The Association wishes to give the Lender the assignment in order to obtain the Loan.

II. Statement of Authority.

Under Subsection 47-261e(e) of the Common Interest Ownership Act ("Act") and Article XVIII of the amended and restated declaration of Meadow Hill ("Declaration"), the Association can assign its future income, including its right to receive common expense assessments, upon an affirmative vote or agreement of Unit Owners having at least a majority of the total voting power in the Association.

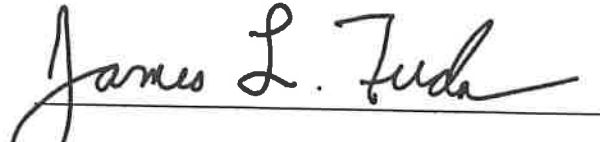
III. Resolution.

NOW THEREFORE, IT IS RESOLVED That the Association, upon resolution of its Executive Board, and upon obtaining the approval of the requisite Eligible Mortgagees, if any, assign its right to future income, including its right to receive common expense assessments, as collateral for the Loan from the Lender, including all extensions, renewals and replacements of the Loan, subject to the following terms and conditions:

- 1. That the original principal amount of the Loan not exceed \$700,000.00.
- 2. That the interest rate on the Loan, in the absence of default, not exceed the greater of the following:
 - A. The Federal Home Loan Bank of Boston's 10/10 year Amortizing Advance Rate plus 1.75%; or
 - B. 5.30%.

3. That, after a construction term, the Loan be payable in monthly installments sufficient to amortize it over not more than 10 years.

Adopted by the Unit Owners of Meadow Hill, Inc., on AUGUST 24, 2022


Secretary, Meadow Hill, Inc.

MEADOW HILL, INC.
BOARD RESOLUTION CONCERNING ASSESSMENT

I. Statement of Facts and Authority

- A. The Association wishes to raise the sum of up to \$700,000.00 to fund an aluminum wire remediation project .
- B. The Association has arranged for a loan from Windsor Federal Savings and Loan Association ("Lender") for an amount of up to \$700,000.00 ("Loan"). The Loan will be secured by an assignment of the Association's future income, including its right to collect common charges.
- C. The Loan will consist of two parts. The first part ("Construction Term") will last for up to 12 months. During the Construction Term, the Association will draw down funds on the Loan and will make monthly payments of interest only. At the end of the Construction Term ("Conversion Date"), the amount of the Loan funds that actually have been borrowed by the Association will become payable by the Association in equal monthly installments of principal and interest over 10 years ("Amortization Term").
- D. The commitment letter from the Lender ("Commitment Letter") provides that the interest rate on the Loan during the Construction Term will be set at WSJ. During the Amortization Term, the interest rate on the Loan will be set at the Federal Home Loan Bank of Boston's 10/10 year Amortizing Advance Rate plus 1.75%, but no lower than 5.30%.
- E. Since the actual interest rate on the Loan will not be calculated by the Lender until after this assessment is adopted, the Association has assumed, for the purposes of calculating the monthly payments that will be due on the Loan and the monthly payments due on this assessment, that the actual interest rate will be 5.30%.
- F. If the actual interest rate due under the Loan, either at the time of closing or after any adjustments during the term of the Loan as provided for in the commitment letter, varies by more than one-tenth of one percent (0.1%), then the Association will adjust the amount of this assessment and the monthly payments due under this assessment to reflect the actual rate.
- G. Payments of interest only on the Loan during the Construction Term will be provided out of the Association's regular annual budget.

- H. Since the total principal balance that will be owed on the Loan will not be known until the Conversion Date, the Association has assumed, for the purposes of calculating the monthly payments that will be due on the Loan and the monthly payments due on this assessment, that the total principal balance due will be \$700,000.00. Promptly after the Conversion Date, the Association will adjust the amount of this assessment and the monthly payments due under this assessment as needed to reflect the actual principal balance of the Loan.
- I. Some unit owners would like to pay their share of the costs in a lump-sum at once. Others wish to pay their share in installments by contributing to the repayment of the Loan.
- J. The Association wishes to accommodate the wishes of both groups and to reflect the impact of each payment plan on the amount the Association borrows.
- K. The Association, acting through its Executive Board, has the power to adopt assessments and to set repayment terms under Article XVII of the amended and restated declaration of Meadow Hill.

II. Resolution

NOW THEREFORE, IT IS RESOLVED:

- A. The Association shall levy an assessment of \$906,624.00 ("Assessment") to repay the principal and interest due on the Loan.
- B. Each Unit shall be responsible for the repayment of its share of the Assessment in 12 equal monthly payments, due and payable on the first day of the first month following the Conversion Date ("First Payment Date") and on the first day of the next 11 months. The Association will give notice to all Unit Owners not less than 30 days in advance of the Conversion Date. The date on which the notice is given is the "Notice Date." The assessment table attached hereto as Exhibit A ("Assessment Table") sets out the amount of each Unit's monthly payment of the Assessment.
- C. Any Unit Owner who wishes to prepay his or her share of the Assessment after the Conversion Date, may do so, at a discount, by paying the Association the prepayment amount for his or her Unit as shown on the Assessment Table, on or before the First Payment Date.
- D. Any Unit Owner who wishes to prepay his or her share of the Assessment during the term of the Loan, may do so after giving no less than 45 days advance notice to the Association. The Association may require the Unit Owner to pay a

non-refundable fee of up to \$250.00 to reimburse the Association for any fees or costs imposed by any third party, including but not limited to the Association's manager or the Lender, in connection with calculating and administering the prepayment and the re-amortization of the Loan. The prepayment shall be an amount calculated by multiplying the then outstanding principal balance remaining due on the Loan, less any sums collected by the Association for the repayment of the Loan under the Assessment but not yet paid to the Lender, by a fraction, the numerator of which is the undivided interest in the common expenses attributed to the Unit for which the prepayment is being made and the denominator of which is the sum of the undivided interest in the common expenses attributed to all Units which have not yet prepaid their share of the Assessment, including the Unit for which the prepayment is being made, plus their share of the accrued interest as of the date payment will be received.

- E. In the event that the interest rate on the Loan is set at closing, or after any adjustments provided for by the Commitment Letter, at a rate that is one-tenth of one percent (0.1%) or more above or below 5.30%, the Association shall adjust the Assessment to reflect the actual interest rate and the actual monthly payments due on the Loan. If the Assessment is adjusted, the Association shall promptly give written notice of the adjustment and the amounts due from each Unit to all of the Unit Owners.
- F. In the event that actual principal balance on the Loan as of the Conversion Date is less than \$700,000.00, the Association shall adjust the Assessment to reflect the actual principal balance and the actual monthly payments due on the Loan. If the Assessment is adjusted, the Association shall promptly give written notice of the adjustment and the amounts due from each Unit to all of the Unit Owners.
- G. Any shortfall in the collection of the entire Assessment due to bankruptcy, foreclosure, or uncollectability, or minor variations in the allocated interests of the Units due to rounding, shall be made up out of the Association's regular operating budget or out of a supplemental assessment against all Units in the community, including any Units that have previously prepaid.
- H. If the Loan is paid in full by virtue of any reason other than a refinancing prior to the expiration of the Assessment, the balance of the Assessment, beginning with the payment due in the month following the month in which the Loan is paid in full, shall be cancelled.
- I. If the Loan is paid in full by virtue of a refinancing, an assessment for the repayment of the new loan shall be adopted which shall equitably account for the balance due on the Loan and the Units and Unit Owners still subject to this Assessment.

- J. All payments due from the unit owners under the Assessment shall be, and hereby are deemed to be, included in the Association's current budget and each future budget adopted by the Association pursuant to Section 47-257(a) of the Common Interest Ownership Act, until the Assessment has been paid in full.

Adopted by the Executive Board of Meadow Hill, Inc., on AUGUST 24, 2022

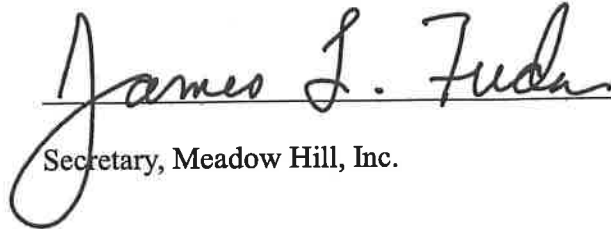

Secretary, Meadow Hill, Inc.

EXHIBIT A - ASSESSMENT TABLE

Address*	Display Name	Ownership	Monthly Loan Pmt	Principal Amt
			\$ 7,555.00	\$ 700,000.00
Monthly Loan Assessment				
Assessment				
Prepayment				
7HN	Stoney Brook	0.007881	\$ 59.54	\$ 5,516.70
11		0.007881	\$ 59.54	\$ 5,516.70
15		0.006550	\$ 49.49	\$ 4,585.00
17		0.006550	\$ 49.49	\$ 4,585.00
19		0.006550	\$ 49.49	\$ 4,585.00
21		0.006550	\$ 49.49	\$ 4,585.00
27		0.008913	\$ 67.34	\$ 6,239.10
33		0.007881	\$ 59.54	\$ 5,516.70
49		0.007881	\$ 59.54	\$ 5,516.70
53		0.007881	\$ 59.54	\$ 5,516.70
57		0.007881	\$ 59.54	\$ 5,516.70
61		0.007881	\$ 59.54	\$ 5,516.70
65		0.007881	\$ 59.54	\$ 5,516.70
67		0.007881	\$ 59.54	\$ 5,516.70
73		0.007881	\$ 59.54	\$ 5,516.70
77		0.007881	\$ 59.54	\$ 5,516.70
81		0.008913	\$ 67.34	\$ 6,239.10
85		0.007881	\$ 59.54	\$ 5,516.70
89		0.007881	\$ 59.54	\$ 5,516.70
93		0.007881	\$ 59.54	\$ 5,516.70
97		0.006550	\$ 49.49	\$ 4,585.00
99		0.006550	\$ 49.49	\$ 4,585.00
103		0.006550	\$ 49.49	\$ 4,585.00
105		0.006550	\$ 49.49	\$ 4,585.00
113		0.005896	\$ 44.54	\$ 4,127.20
115		0.005896	\$ 44.54	\$ 4,127.20
129HN	Red Hill	0.007881	\$ 59.54	\$ 5,516.70
133		0.006550	\$ 49.49	\$ 4,585.00
135		0.006550	\$ 49.49	\$ 4,585.00
139		0.006432	\$ 48.59	\$ 4,502.40
147		0.008913	\$ 67.34	\$ 6,239.10
151		0.007881	\$ 59.54	\$ 5,516.70
153		0.007881	\$ 59.54	\$ 5,516.70
159		0.006432	\$ 48.59	\$ 4,502.40
161		0.006552	\$ 49.50	\$ 4,586.40

Address*	Display Name	Ownership	Monthly Loan Assessment	Assessment Prepayment
163		0.006552	\$ 49.50	\$ 4,586.40
167		0.008913	\$ 67.34	\$ 6,239.10
171		0.008913	\$ 67.34	\$ 6,239.10
175		0.007881	\$ 59.54	\$ 5,516.70
179		0.006432	\$ 48.59	\$ 4,502.40
181		0.006550	\$ 49.49	\$ 4,585.00
183		0.006550	\$ 49.49	\$ 4,585.00
191		0.005896	\$ 44.54	\$ 4,127.20
193		0.005896	\$ 44.54	\$ 4,127.20
197		0.007881	\$ 59.54	\$ 5,516.70
199		0.007881	\$ 59.54	\$ 5,516.70
203		0.008913	\$ 67.34	\$ 6,239.10
217HN	River View	0.008913	\$ 67.34	\$ 6,239.10
221		0.007881	\$ 59.54	\$ 5,516.70
23		0.007881	\$ 59.54	\$ 5,516.70
227		0.007881	\$ 59.54	\$ 5,516.70
229		0.007881	\$ 59.54	\$ 5,516.70
240HW		0.007881	\$ 59.54	\$ 5,516.70
242		0.006432	\$ 48.59	\$ 4,502.40
244		0.006550	\$ 49.49	\$ 4,585.00
248		0.006550	\$ 49.49	\$ 4,585.00
254		0.007881	\$ 59.54	\$ 5,516.70
258		0.008913	\$ 67.34	\$ 6,239.10
262		0.008913	\$ 67.34	\$ 6,239.10
264		0.007881	\$ 59.54	\$ 5,516.70
268		0.007881	\$ 59.54	\$ 5,516.70
272		0.008913	\$ 67.34	\$ 6,239.10
274		0.006432	\$ 48.59	\$ 4,502.40
276		0.006550	\$ 49.49	\$ 4,585.00
280		0.006550	\$ 49.49	\$ 4,585.00
282		0.005896	\$ 44.54	\$ 4,127.20
288		0.005896	\$ 44.54	\$ 4,127.20
292		0.008913	\$ 67.34	\$ 6,239.10
296		0.008913	\$ 67.34	\$ 6,239.10
298		0.007881	\$ 59.54	\$ 5,516.70
312		0.007881	\$ 59.54	\$ 5,516.70
314		0.007881	\$ 59.54	\$ 5,516.70
318		0.007881	\$ 59.54	\$ 5,516.70
320		0.007881	\$ 59.54	\$ 5,516.70

Address*	Display Name	Ownership	Monthly Loan Assessment	Assessment Prepayment
324	Village	0.008913	\$ 67.34	\$ 6,239.10
328		0.007881	\$ 59.54	\$ 5,516.70
330		0.007881	\$ 59.54	\$ 5,516.70
334		0.008913	\$ 67.34	\$ 6,239.10
6HS		0.005896	\$ 44.54	\$ 4,127.20
10		0.005896	\$ 44.54	\$ 4,127.20
14		0.007881	\$ 59.54	\$ 5,516.70
18		0.006550	\$ 49.49	\$ 4,585.00
20		0.006550	\$ 49.49	\$ 4,585.00
24		0.006432	\$ 48.59	\$ 4,502.40
28		0.007881	\$ 59.54	\$ 5,516.70
32		0.007881	\$ 59.54	\$ 5,516.70
40		0.008913	\$ 67.34	\$ 6,239.10
44		0.006550	\$ 49.49	\$ 4,585.00
46		0.006550	\$ 49.49	\$ 4,585.00
48		0.006550	\$ 49.49	\$ 4,585.00
50		0.006550	\$ 49.49	\$ 4,585.00
54		0.007881	\$ 59.54	\$ 5,516.70
66HS		0.007881	\$ 59.54	\$ 5,516.70
70		0.007881	\$ 59.54	\$ 5,516.70
74		0.006550	\$ 49.49	\$ 4,585.00
76		0.006550	\$ 49.49	\$ 4,585.00
78		0.006550	\$ 49.49	\$ 4,585.00
80		0.006550	\$ 49.49	\$ 4,585.00
84		0.007881	\$ 59.54	\$ 5,516.70
88		0.007881	\$ 59.54	\$ 5,516.70
90		0.008913	\$ 67.34	\$ 6,239.10
94		0.007881	\$ 59.54	\$ 5,516.70
96		0.007881	\$ 59.54	\$ 5,516.70
100		0.007881	\$ 59.54	\$ 5,516.70
102		0.007881	\$ 59.54	\$ 5,516.70
106		0.006550	\$ 49.49	\$ 4,585.00
108		0.006550	\$ 49.49	\$ 4,585.00
112		0.006432	\$ 48.59	\$ 4,502.40
120		0.007881	\$ 59.54	\$ 5,516.70
122		0.007881	\$ 59.54	\$ 5,516.70
126		0.005896	\$ 44.54	\$ 4,127.20
128		0.005896	\$ 44.54	\$ 4,127.20
136		0.007881	\$ 59.54	\$ 5,516.70
	Adena Ridge			

Address*	Display Name	Ownership	Monthly Loan Assessment	Assessment Prepayment
138		0.007881	\$ 59.54	\$ 5,516.70
142		0.006550	\$ 49.49	\$ 4,585.00
144		0.006550	\$ 49.49	\$ 4,585.00
146		0.006550	\$ 49.49	\$ 4,585.00
148		0.006550	\$ 49.49	\$ 4,585.00
150		0.007881	\$ 59.54	\$ 5,516.70
162		0.005896	\$ 44.54	\$ 4,127.20
164		0.005896	\$ 44.54	\$ 4,127.20
168		0.007881	\$ 59.54	\$ 5,516.70
170		0.007881	\$ 59.54	\$ 5,516.70
174		0.008913	\$ 67.34	\$ 6,239.10
179		0.007881	\$ 59.54	\$ 5,516.70
182		0.006550	\$ 49.49	\$ 4,585.00
184		0.006550	\$ 49.49	\$ 4,585.00
186		0.006550	\$ 49.49	\$ 4,585.00
188		0.006550	\$ 49.49	\$ 4,585.00
Each Garage Unit		0.0003815	\$ 2.88	\$ 267.05

*Address: Hollister Way North (HN); Hollister Way South (HS); Hollister Way West (HW)



FINANCIAL REPORT

Balance Sheet Report

Meadow Hill, Inc.

As of August 31, 2022

	Balance Aug 31, 2022	Balance Jul 31, 2022	Change
Assets			
Operating Cash			
1103 - Webster Debit Checking	2,501.16	996.96	1,504.20
1105 - Key Bank - Checking	1,353.94	1,353.94	0.00
1140 - Operating Checking - Pacific Premier Bk	1,009.37	1,652.13	(642.76)
1145 - PPB Inc Claim 06C00716	332,796.16	514,383.24	(181,587.08)
1170 - Segregated Funds - Insurance	0.00	11,000.00	(11,000.00)
Total Operating Cash	337,660.63	529,386.27	(191,725.64)
Money Market			
1303 - Key Bank Money Market	36,698.64	36,698.64	0.00
1340 - Money Market - Pacific Premier Bank	154,882.91	143,932.87	10,950.04
Total Money Market	191,581.55	180,631.51	10,950.04
Certificates of Deposit			
1401 - Key Bank CD	121,723.39	121,723.39	0.00
Total Certificates of Deposit	121,723.39	121,723.39	0.00
Accounts Receivable			
1600 - Accounts receivable	1,559.00	497.00	1,062.00
1604 - Accounts Receivable Reserves	24,124.22	24,124.22	0.00
1605 - Reserve Recievable - WindsorFed Ln Payof	10,504.45	13,784.73	(3,280.28)
Total Accounts Receivable	36,187.67	38,405.95	(2,218.28)
Prepaid Expenses			
1701 - Prepaid Insurance	56,932.25	54,701.50	2,230.75
Total Prepaid Expenses	56,932.25	54,701.50	2,230.75
Fixed Assets/Accum Depreciation			
1806 - Equipment	13,040.89	13,040.89	0.00
1815 - Furniture & Fixture	5,038.08	5,038.08	0.00

Balance Sheet Report

Meadow Hill, Inc.

As of August 31, 2022

	Balance Aug 31, 2022	Balance Jul 31, 2022	Change
Assets			
Fixed Assets/Accum Depreciation			
1820 - Skid Steer	29,768.00	29,768.00	0.00
1821 - Snow Blower	8,669.67	8,669.67	0.00
1822 - 2016 Pick Up Truck	49,797.68	49,797.68	0.00
1807 - Accumulated Depreciation.: Equipment	(98,223.97)	(98,223.97)	0.00
Total Fixed Assets/Accum Depreciation	8,090.35	8,090.35	0.00
Total Assets	752,175.84	932,938.97	(180,763.13)
Liabilities			
Current Payables			
2100 - Accounts payable	78,998.65	185,049.70	(106,051.05)
2101 - Insurance payable	30,950.54	51,620.90	(20,670.36)
2103 - Due to Reserves	24,124.22	24,124.22	0.00
2104 - Clearing Account	(432.00)	(432.00)	0.00
2105 - Other Accounts Payable	15,960.05	0.00	15,960.05
2107 - Due to Reserves - Windsor Fed Payoff	10,504.45	13,989.73	(3,485.28)
2200 - Unit Owner Fees Received in Advance	26,067.91	28,340.91	(2,273.00)
2203 - Deferred Insurance Claim Income	332,796.16	320,816.16	11,980.00
2302 - Accrued Expenses	35,510.00	26,775.00	8,735.00
Total Current Payables	554,479.98	650,284.62	(95,804.64)
Long Term Payables			
2401 - Loan Payable - Truck	1,234.38	2,478.76	(1,244.38)
Total Long Term Payables	1,234.38	2,478.76	(1,244.38)

Balance Sheet Report

Meadow Hill, Inc.

As of August 31, 2022

	Balance Aug 31, 2022	Balance Jul 31, 2022	Change
Liabilities			
Reserve for Future Major Repairs & Repl			
2500 - Contract Liability	288,110.80	288,110.80	0.00
Total Reserve for Future Major Repairs & Repl	288,110.80	288,110.80	0.00
Total Liabilities	843,825.16	940,874.18	(97,049.02)
Owners' Equity			
Members Equity			
3100 - Members Equity	(75,798.51)	(75,798.51)	0.00
Total Members Equity	(75,798.51)	(75,798.51)	0.00
Replacement Reserves			
3200 - Replacement Reserve	225.72	225.72	0.00
3203 - Fixed Asset Fund	4,472.69	4,472.69	0.00
Total Replacement Reserves	4,698.41	4,698.41	0.00
Total Owners' Equity	(71,100.10)	(71,100.10)	0.00
Net Income / (Loss)	(20,549.22)	63,164.89	(83,714.11)
Total Liabilities and Equity	752,175.84	932,938.97	(180,763.13)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

August 01, 2022 thru August 31, 2022

	Current Period		Year to Date (8 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Association Fee Income						
4100 - Association Fee Income	54,030.00	54,007.00	432,240.00	432,055.00	648,082.00	215,842.00
4405 - CAI Rental	675.00	695.00	5,400.00	5,557.00	8,335.00	2,935.00
Total Association Fee Income	54,705.00	54,702.00	437,640.00	437,612.00	656,417.00	218,777.00
Income Charged by Unit						
4300 - Late fee income	150.00	37.00	574.98	300.00	450.00	(124.98)
4301 - Miscellaneous income	0.00	41.00	0.00	333.00	500.00	500.00
4302 - General fine income	0.00	0.00	175.00	0.00	0.00	(175.00)
4305 - Insufficient funds fee	25.00	0.00	50.00	0.00	0.00	(50.00)
4306 - Statement fee income	10.00	0.00	60.00	0.00	0.00	(60.00)
4313 - Pool Card Income	20.00	0.00	80.00	0.00	0.00	(80.00)
Total Income Charged by Unit	205.00	78.00	939.98	633.00	950.00	10.02
Other Income Assoc Level						
4400 - Clubhouse & Hollister House Income	0.00	62.00	150.00	500.00	750.00	600.00
4401 - Insurance claim income	(11,980.00)	0.00	217,354.46	0.00	0.00	(217,354.46)
4406 - Social Fund Income	0.00	187.00	0.00	1,500.00	2,250.00	2,250.00
Total Other Income Assoc Level	(11,980.00)	249.00	217,504.46	2,000.00	3,000.00	(214,504.46)
Interest/Reserve Income						
4501 - Interest Income Operating	0.00	0.00	17.12	0.00	0.00	(17.12)
4502 - Interest Income Reserves	0.00	16.00	0.00	133.00	200.00	200.00
Total Interest/Reserve Income	0.00	16.00	17.12	133.00	200.00	182.88
Total Meadow Hill, Inc. Income	42,930.00	55,045.00	656,101.56	440,378.00	660,567.00	4,465.44
Expense						
Professional Fees						
5100 - Management Fee	2,747.21	2,813.00	22,027.68	22,503.00	33,755.00	11,727.32
5101 - Legal Fees	4,393.75	84.00	6,205.00	667.00	1,000.00	(5,205.00)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

August 01, 2022 thru August 31, 2022

Expense	Current Period		Year to Date (8 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Professional Fees						
5102 - Accounting Fees	0.00	0.00	4,850.00	0.00	5,000.00	150.00
Total Professional Fees	7,140.96	2,897.00	33,082.68	23,170.00	39,755.00	6,672.32
Utilities						
5200 - Electricity	3,276.92	1,916.00	14,534.31	15,333.00	23,000.00	8,465.69
5205 - Gas	750.00	916.00	8,449.14	7,333.00	11,000.00	2,550.86
5206 - Water	4,125.00	3,216.00	27,971.16	25,733.00	38,800.00	10,528.84
5207 - Sewer	1,640.00	2,000.00	12,840.00	16,000.00	24,000.00	11,160.00
5210 - Trash Removal	2,617.36	2,334.00	20,694.58	18,667.00	28,000.00	7,305.42
5211 - Telephone	482.48	326.00	2,832.56	2,613.00	3,920.00	1,087.44
Total Utilities	12,891.76	10,708.00	87,321.75	85,679.00	128,520.00	41,198.25
Administrative						
5308 - Miscellaneous Admin	447.62	216.00	3,464.45	1,733.00	2,600.00	(864.45)
5313 - Communications - LARK	0.00	41.00	0.00	333.00	500.00	500.00
5314 - Welcome Committee	0.00	21.00	40.29	167.00	250.00	209.71
Total Administrative	447.62	278.00	3,504.74	2,233.00	3,350.00	(154.74)
Insurance						
5400 - Master Insurance Policy	9,870.00	9,304.00	79,048.28	74,433.00	111,650.00	32,601.72
5401 - Worker's Compensation	1,951.00	666.00	5,437.00	5,333.00	8,000.00	2,563.00
5403 - Health Insurance	4,465.57	2,125.00	23,606.23	17,000.00	25,500.00	1,893.77
5407 - Insurance Loss Expense	60,964.29	0.00	278,318.75	0.00	0.00	(278,318.75)
5409 - Automobile Insurance	190.25	200.00	1,523.75	1,600.00	2,400.00	876.25
Total Insurance	77,441.11	12,295.00	387,934.01	98,366.00	147,550.00	(240,384.01)
Payroll						
5501 - Payroll-Maintenance	8,639.40	9,260.00	70,673.62	74,085.00	111,128.00	40,454.38
5504 - Payroll-Snow	0.00	166.00	2,844.00	1,333.00	2,000.00	(844.00)
5508 - Payroll-Mileage	0.00	9.00	117.70	67.00	100.00	(17.70)

August 01, 2022 thru August 31, 2022

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Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

August 01, 2022 thru August 31, 2022

	Current Period		Year to Date (8 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Expense</u>						
Reserves and Miscellaneous						
6102 - Association Income Tax	(205.00)	59.00	750.00	467.00	700.00	(50.00)
6103 - Truck Taxes	0.00	59.00	114.40	467.00	700.00	585.60
6105 - Contribution To Reserves General	7,452.00	7,452.00	59,614.00	59,615.00	89,422.00	29,808.00
Total Reserves and Miscellaneous	7,247.00	8,140.00	60,478.40	65,110.00	97,664.00	37,185.60
Capital Improvements						
7202 - Roof Replacement	0.00	0.00	2,000.00	0.00	0.00	(2,000.00)
7230 - Amenities - HH & Clubhouse	0.00	0.00	1,225.57	0.00	0.00	(1,225.57)
Total Capital Improvements	0.00	0.00	3,225.57	0.00	0.00	(3,225.57)
Total Meadow Hill, Inc. Expense	134,108.87	57,773.00	736,246.65	443,335.00	660,567.00	(75,679.65)
Total Meadow Hill, Inc. Income / (Loss)	(91,178.87)	(2,728.00)	(80,145.09)	(2,957.00)	0.00	80,145.09

August 01, 2022 thru August 31, 2022

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Accounts Payable Open Items

Meadow Hill, Inc.

As of Wed Aug 31, 2022

Period	Invoice Date	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
A & A Pest Control, Inc. - 457 Center Street, Manchester, CT 06040 - (860) 646-0009								
August, 2022	08/24/2022	861710	1361 - 5803 - Pest Control	08/24/2022	09/06/2022	Nonvisible Nests	08/24/22	186.11
						Total A_A Pest Control, Inc.:		186.11
Allied Tree & Lawn Care LLC - 204 Kelsey Street, Newington , CT 06111-5410 - (860) 665-9901								
August, 2022	08/26/2022	86826	1361 - 5609 - Fertilization	08/24/2022		Grub & Weed Control	8/26/22	1,435.73
		88898	1361 - 5609 - Fertilization	08/26/2022		Fertilizer and Weed Control	8/26/22	1,435.73
						Total Allied Tree_Lawn Care LLC:		2,871.46
American Yard Service & Irrigation - 51 Redwood Lane, South Glastonbury, CT 06073 - (860) 633-5766								
August, 2022	08/31/2022	46416	1361 - 5600 - Landscaping Maint. Contract	08/31/2022		Irrigation Parts & Repair	8/31/22	40.39
						Total American Yard Service_Irrigation:		40.39
Andrews Oil & Gas Services, Inc - 136 Rye Street, South Windsor, CT 06074								
August, 2022	08/12/2022	15584126	1361 - 5900 - Building Maintenance	08/12/2022	09/06/2022	Checked Condenser	8/12/22	154.21
	08/15/2022	15584172	1361 - 5900 - Building Maintenance	08/15/2022	09/06/2022	Repair Refrigerant Leak	8/15/22	1,427.31
						Total Andrews Oil_Gas Services, Inc:		1,281.52
Artistic Wrought Iron Mfg. - P. O. Box 331104, West Hartford, CT 06110 - (860) 236-8100								
August, 2022	08/05/2022	11798	1361 - 5900 - Building Maintenance	08/05/2022	09/06/2022	Pipe Railing for Stairs	8/5/22	531.75
						Total Artistic Wrought Iron Mfg.:		531.75
Eversource (E) - P. O. Box 56002, Boston, MA 02205-6002 - (888) 783-6618								
August, 2022	08/10/2022	081022-2073	1361 - 5200 - Electricity	08/10/2022	09/02/2022	Acct # 5136 879 2073	7/11/22-8/10/22	840.48
						Total Eversource (E):		840.48
Highlight Landscape and Design LLC - P. O. Box 1479, Glastonbury, CT 06033 - (860) 657-3155								
August, 2022	08/01/2022	31692	1361 - 5600 - Landscaping Maint. Contract		08/01/2022	Landscape Contract	08/2022	9,171.08
						Total Highlight Landscape and Design LLC:		9,171.08
Home Depot Credit Services - PO Box 790340, St. Louis, MO 63179-0340 - (800) 494-1946								
August, 2022	07/28/2022	072822-5366	1361 - 5804 - Maintenance Supplies	08/01/2022	09/06/2022	Inv 524074	7/28/22	144.15
						Total Home Depot Credit Services:		144.15
Imagineers, LLC - 635 Farmington Avenue, Hartford, CT 06105 - (860) 247-2318								
August, 2022	07/31/2022	AR044988-CON	1361 - 5407 - Insurance Loss Expense	08/01/2022		July 2022 Claim# 06c00716	units 6-10	60,964.29
	08/24/2022	AR045025-MIS	1361 - 5308 - Miscellaneous Admin	08/24/2022		Copies	8/24/22	127.62
						Total Imagineers, LLC:		61,091.91

Accounts Payable Open Items
Meadow Hill, Inc.
As of Wed Aug 31, 2022

Period	Invoice Date	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
Sandler & Hansen, LLC - 98 Washington Street, Third Floor, Middletown, CT 06457 - (860) 398-9090								
August, 2022	08/05/2022	6254	1361 - 5101 - Legal Fees	08/05/2022	09/06/2022	Re Financing Aluminum Replacement Pri	8/5/22	393.75
						Total Sandler_Hansen, LLC:		393.75
Watson Treeworks, LLC - 3 Laurel Road, Rocky Hill, CT 06067 - (860) 633-9168								
August, 2022	08/13/2022	3325	1361 - 5606 - Tree Maintenance	08/13/2022	09/06/2022	Tree Work	8/13/22	2,446.05
						Total Watson Treeworks, LLC:		2,446.05
						Total report:		78,998.65

Cash Disbursement by Vendor Meadow Hill, Inc.

Mon Aug 01, 2022 thru Wed Aug 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
All Waste Inc.					
Check Date: 08/09/2022	Bank: Pacific Premier Bank - OP 1361 - 5210 - Trash Removal	Check Number: 05000311	Check Amount: 2,617.36 08/01/2022 Trash Removal Services	08/2022	2,617.36
			Total for All Waste Inc.		2,617.36
Allied Tree & Lawn Care LLC					
Check Date: 08/15/2022	Bank: Pacific Premier Bank - OP 1361 - 5609 - Fertilization	Check Number: 05000320	Check Amount: 877.39 08/01/2022 Shrub Bed Weed Control	7/22/22	877.39
			Total for Allied Tree & Lawn Care LLC		877.39
Amtrust North America					
Check Date: 08/23/2022	Bank: Pacific Premier Bank - OP 1361 - 1701 - Prepaid Insurance	Check Number: 08232022	Check Amount: 14,242.00 08/23/2022 Workers Comp VWC3525362; 5/1/21 audited		14,242.00
			Total for Amtrust North America		14,242.00
Andrews Oil & Gas Services, Inc					
Check Date: 08/09/2022	Bank: Pacific Premier Bank - OP 1361 - 5900 - Building Maintenance	Check Number: 05000313	Check Amount: 613.25 07/18/2022 Central Air Repair, Replaced Thermos 07/14/22		613.25
Check Date: 08/15/2022	Bank: Pacific Premier Bank - OP 1361 - 5811 - Equipment Maint. Misc & Fuel 1361 - 5900 - Building Maintenance	Check Number: 05000316	Check Amount: 1,442.47 08/01/2022 Capacitor, Blower Motor 08/01/2022 Replaced Control Board, Faulty Conta 7/29/22	7/29/22	650.90
			Total for Andrews Oil & Gas Services, Inc		791.57
					2,055.72
Anthem Blue Cross & Blue Shield					
Check Date: 08/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5403 - Health Insurance	Check Number: 08292022	Check Amount: 260.28 08/29/2022 Health Insurance	08/2022	260.28
			Total for Anthem Blue Cross & Blue Shield		260.28
CAI					
Check Date: 08/15/2022	Bank: Pacific Premier Bank - OP 1361 - 5308 - Miscellaneous Admin	Check Number: 00500036	Check Amount: 320.00 08/15/2022 Homeowner Leader Renewal	8/12/22	320.00
			Total for CAI		320.00
Connecticare Inc.					
Check Date: 08/02/2022	Bank: Pacific Premier Bank - OP 1361 - 5403 - Health Insurance	Check Number: 08022022	Check Amount: 2,328.80 08/02/2022 Health Insurance	08/2022	2,328.80
			Total for Connecticare Inc.		2,328.80

Cash Disbursement by Vendor

Meadow Hill, Inc.

Mon Aug 01, 2022 thru Wed Aug 31, 2022

User: KatherineK
Katherine Kraszewski

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Country Mutual Insurance Company					
Check Date: 08/04/2022	Bank: Pacific Premier Bank - OP 1361 - 2101 - Insurance payable	Check Number: 08042022	Check Amount: 10,335.18		
Check Date: 08/23/2022	Bank: Pacific Premier Bank - OP 1361 - 2101 - Insurance payable	08/04/2022 Package Pol# WA 0200212721 Check Number: 00082322	07/2022		10,335.18
Eversource (E)					
Check Date: 08/01/2022	Bank: Pacific Premier Bank - OP 1361 - 5200 - Electricity 1361 - 5200 - Electricity	Check Number: 05000307	Check Amount: 829.56		
Check Date: 08/02/2022	Bank: Pacific Premier Bank - OP 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity	07/11/2022 Acct # 5136 879 2073 07/01/2022 Acct # 5130 680 3073 Check Amount: 1,341.08 07/26/2022 Acct # 5139 519 2040 07/26/2022 Acct # 5137 129 2038 07/26/2022 Acct # 5134 519 2017 07/26/2022 Acct # 5124 519 2018 07/26/2022 Acct # 5118 719 2075 07/26/2022 Acct # 5116 519 2014 07/26/2022 Acct # 5113 619 2069 07/26/2022 Acct # 5133 519 2019	6/9/22-7/11/22 06/01/22-07/01/22		820.13 9.43
Check Date: 08/11/2022	Bank: Pacific Premier Bank - OP 1361 - 5200 - Electricity	Check Number: 05000314	Check Amount: 9.70		
Check Date: 08/23/2022	Bank: Pacific Premier Bank - OP 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity 1361 - 5200 - Electricity	08/01/2022 Acct # 5130 680 3073 Check Amount: 206.74 08/01/2022 Acct # 5154 529 2005 08/01/2022 Acct # 5162 529 2008 08/01/2022 Acct # 5169 719 2029 08/01/2022 Acct # 5164 219 2090 08/01/2022 Acct # 5159 819 2052 08/01/2022 Acct # 5161 619 2068	7/1/22-8/1/22 6/24/22-7/26/22 6/24/22-7/26/22 6/24/22-7/26/22 6/24/22-7/26/22 6/24/22-7/26/22 6/24/22-7/26/22		9.70 27.20 19.92 23.69 108.64 16.66 10.63
Total for Eversource (E)					2,387.08
Ford Credit					
Check Date: 08/01/2022	Bank: Pacific Premier Bank - OP 1361 - 2401 - Loan Payable - Truck	Check Number: 08012022	Check Amount: 622.19		
08/01/2022 Truck Loan Payment				08/2022	622.19

Cash Disbursement by Vendor Meadow Hill, Inc.

Mon Aug 01, 2022 thru Wed Aug 31, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Ford Credit</u>					
Check Date: 08/30/2022	Bank: Pacific Premier Bank - OP 1361 - 2401 - Loan Payable - Truck	Check Number: 08302022	Check Amount: 622.19 08/30/2022 Truck Loan Payment	08/2022	622.19
			Total for Ford Credit		1,244.38
<u>Frontier Communications</u>					
Check Date: 08/11/2022	Bank: Pacific Premier Bank - OP 1361 - 5211 - Telephone	Check Number: 05000315	Check Amount: 168.46 08/01/2022 Acct 860-633-1206	7/29/22-8/28/22	124.42
	1361 - 5211 - Telephone		08/01/2022 Acct 860-037-5165	7/27/22-8/26/22	44.04
Check Date: 08/23/2022	Bank: Pacific Premier Bank - OP 1361 - 5211 - Telephone	Check Number: 82322022	Check Amount: 124.42 08/23/2022 860-633-1206	online pmnt	124.42
			Total for Frontier Communications		292.88
<u>Hibbard & Rosa Architects LLC</u>					
Check Date: 08/15/2022	Bank: Pacific Premier Bank - OP 1361 - 5101 - Legal Fees	Check Number: 05000318	Check Amount: 4,000.00 08/01/2022 Professional Services	7/31/22	4,000.00
			Total for Hibbard & Rosa Architects LLC		4,000.00
<u>Imagineers, LLC</u>					
Check Date: 08/09/2022	Bank: Pacific Premier Bank - OP 1361 - 5100 - Management Fee 1361 - 5308 - Miscellaneous Admin	Check Number: 05000312	Check Amount: 2,893.97 08/01/2022 Management Fee Hartford 07/19/2022 Copies & Postage	8/2022 07/19/22	2,747.21 146.76
Check Date: 08/11/2022	Bank: Meadow Hill Ins Claim 06C00716 1361 - 5407 - Insurance Loss Expense	Check Number: 00500008	Check Amount: 181,587.08 07/01/2022 Claim# 06C00716 progress invoice	units 6-10	181,587.08
Check Date: 08/15/2022	Bank: Pacific Premier Bank - OP 1361 - 4306 - Statement fee income	Check Number: 05000317	Check Amount: 50.00 08/01/2022 Statement Fees	7/2022	50.00
			Total for Imagineers, LLC		184,531.05
<u>Meadow Hill, Inc.</u>					
Check Date: 08/09/2022	Bank: Pacific Premier Bank - OP 1361 - 6105 - Contribution To Reserves General	Check Number: 05000310	Check Amount: 7,452.00 08/01/2022 Reserve Contribution	08/2022	7,452.00
Check Date: 08/15/2022	Bank: Pacific Premier Bank - OP 1361 - 2107 - Due to Reserves - Windsor Fed Payoff	Check Number: 05000319	Check Amount: 3,485.28 08/10/2022 Repayment of Loan from Reserves	08/2022	3,485.28
			Total for Meadow Hill, Inc.		10,937.28

Mon Aug 01, 2022 thru Wed Aug 31, 2022

Page 4 of 4



PROJECT LIST

Freq	Year	DateBy	MAINTENANCE PROJECT LIST
Annual	2022	15-Mar	Put out wooden benches
Annual	2022	30-Mar	Power Wash Tennis Courts
Annual	2022	1-Apr	Open Tennis Courts
Annual	2022	15-Apr	Start AC Clubhouse and Hollister House
Annual	2022	15-Apr	Paint all safety stripes
Annual	2022	30-Apr	Inspect walkways
Annual	2022	15-May	Rototill, prepare Garden
Annual	2022	15-May	Order mulch and distribute
Annual	2022	31-May	Startup irrigation systems
Annual	2022	31-May	close Greenhouse
Annual	2022	31-May	Inspect and support stone walls
Annual	2022	31-May	Open Pool
Annual	2022	31-May	Add sand to horseshoe pits
Special	2022	31-May	Cement pad for bench near Clubhouse
Special	2022	30-Jun	Install several garage bottoms in worst sections
Special	2022	30-Jun	Install additional leaf guards
Special	2022	30-Jun	Install two or three pine experimental needle guards
Annual	2022	1-Jul	Jet Washing/Clean Sewer Line 100/102 HWS
Evry3	2022	20-Jul	Paint wrought iron railings within complex
Evry3	2022	31-Jul	Power Wash Paddock Fence, both sides
Evry5-7	2022	31-Jul	Paint Trash Container Doors
Special	2022	31-Jul	Install New Parking Lot Signs, Paint/Replace Posts
Annual	2022	31-Aug	Power Wash one-third of buildings annually
Annual	2022	31-Aug	Consider crack filling for winter
Annual	2022	10-Sep	Arrange Brush Hog Bottom Hill to Paddock Fence and Tree Line
Annual	2022	1-Oct	Close Pool
Annual	2022	15-Oct	Close irrigation systems
Annual	2022	15-Oct	Open Greenhouse
Annual	2022	31-Oct	Most Needed Roofs, Cleaning of Moss
Annual	2022	31-Oct	Close Tennis Courts
Annual	2022	31-Oct	Inspect Heat Tape
Annual	2022	31-Oct	Inspect Flat Roofs
Special	2022	31-Oct	Refurbish Tops and Sides Garage Doors (COMPLETE PROJECT)
Special	2022	31-Oct	Paint Garage Doors (COMPLETE PROJECT)
Annual	2022	10-Nov	Clear Brush North and South Slopes
Annual	2022	15-Nov	Order road salt
Annual	2022	15-Nov	Take in wooden benches
Annual	2022	30-Nov	Inspect water heaters and smoke detectors
Special	2022	31-Mar	Paint Hollister House Blinds and Door
AsReq	2022	AsReq	Clean Dryer Vents
AsReq	2022	AsReq	Clean Gutters
AsReq	2022	AsReq	Supervise contracts and special projects
AsReq	2021	AsReq	Snow plowing and shovelling

Freq	Year	DateBy	MAINTENANCE PROJECT LIST
AsReq	2022	AsReq	Plant and pull shrubs when requested by grounds committee
AsReq	2022	AsReq	Repair/replace broken fence sections
AsReq	2022	AsReq	Repair concrete steps
AsReq	2022	AsReq	Minor repair to stone walls.
AsReq	2022	AsReq	Attend to pipe and roof leaks
Daily	2022	Daily	Set sprinkler hoses for north and south entrances
Daily	2022	Daily	Pick up any loose sticks around property
Daily	2022	Daily	Check pool ph 3 times daily
Daily	2022	Daily	Pick up any loose sticks around property
Daily	2022	Daily	Skim pool for leaves-check filters-check pool level
Daily	2022	Daily	Clean pool chairs and tables of bird droppings
Monthly	2022	Monthly	Setup Clubhouse for Executive Board meetings etc.
Semi_An	2022	Semi_An	Replace furnace filters
Semi_An	2022	Semi_An	Demp Runs
Semi_An	2022	Semi_An	Change times, outside lights, daylight savings etc.
Semi_An	2022	Semi_An	Clean shuffleboard and hoursehoe storage units
Weekly	2022	Weekly	Inspect mowing/blowing, weeding done by contractor
Weekly	2022	Weekly	Inspect property and report issues needing attention.
Weekly	2022	Weekly	Clean pool tables
Weekly	2022	Weekly	Replace toilet supplies, light bulbs, etc.
Evry5	2022	WhenSchd	Facilitate Painting Fire Hydrants
	2022		RECURRING PROJECTS FOR FUTURE YEARS
Evry3	2023	20-Jul	Paint fence posts around stable and paddock.
Evry3	2023	30-Jul	Paint fence at main entrance to barn.
Evry3	2023	31-Jul	Paint Brown Lamp Posts
Evry5-7	2023	30-Sep	Paint Barn
Evry5-7	2024	30-Sep	Paint faded garage doors
Evry5-7	2025	1-May	Paint lines on tennis courts
Evry5-7	2025	31-Aug	Paint exterior clubhouse
Evry5-7	2025	30-Sep	Arrage painting vent pipes on roofs
Evry5-7	2026	31-Oct	Paint utility doors, attac entrances, setps to pool and clubhouse
Evry5-7	2026	31-Oct	Paint sides and tops around garage doors



SERVICE REQUEST LOG

Dates: 09/14/2021 to 09/15/2022

Meadow Hill Incorporated Report



☒ Open

Unit	State	Type	Assigned	WO ID	Expenditure	Schedule
151 Hollister Way North Glastonbury, CT 06033	OPEN	Building Repair / Vents/Dryer	Covert, Darien	492329	Hours: null Labor: Mats:	CREATED: 09/14/2022 11:17 AM Merritt, Danielle LAST UPDATED: 09/14/2022 11:19 AM Merritt, Danielle
151 Hollister Way North - Unit: 1 OWNER: Christine Keating ACCOUNT ID: n/a	Note: Dryer Vent Cleaning - Ple.					
171 Hollister Way North Glastonbury, CT 06033	OPEN	General Repair / N/A	Covert, Darien	491956	Hours: null Labor: Mats:	CREATED: 09/13/2022 11:30 AM Bouchard, Roger LAST UPDATED: 09/14/2022 11:23 AM Merritt, Danielle
171 Hollister Way North - Unit: 1 OWNER: Bouchard, Roger ACCOUNT ID: n/a	Note: Clean dryer vent - Request a clean out of clothes dryer vent for unit 171 Hollister Way N..					
147 Hollister Way North Glastonbury, CT 06033	OPEN	Landscaping / N/A	Highlight Landscape and Design LLC	491783	Hours: null Labor: Mats:	CREATED: 09/12/2022 5:09 PM Fields, Suzanne LAST UPDATED: 09/13/2022 8:32 AM Merritt, Danielle
147 Hollister Way North - Unit: 1 OWNER: Fields, Suzanne ACCOUNT ID: n/a	Note: Arborvitae needs trimming - There is an arborvitae encroaching on our back walkway. We would like it trimmed back just to the edge of the bricks.					

147 Hollister Way North Glastonbury, CT 06033	OPEN	Landscaping / N/A	Covert, Darien	491782	Hours: null Labor: Mats:	CREATED: 09/12/2022 5:06 PM Fields, Suzanne LAST UPDATED: 09/13/2022 8:32 AM Merritt, Danielle
147 Hollister Way North - Unit: 1 OWNER: Fields, Suzanne ACCOUNT ID: n/a	Note: Remove shrub - There is an unhealthy hydrangea in the common area directly behind our unit. We would like it removed..					
24 Hollister Way South Glastonbury, CT 06033	OPEN	Landscaping / Ground Maintenance	Covert, Darien	491691	Hours: null Labor: Mats:	CREATED: 09/12/2022 2:36 PM Merritt, Danielle LAST UPDATED: 09/12/2022 2:43 PM Merritt, Danielle
24 Hollister Way South - Unit: 1 OWNER: Aida Mishriky ACCOUNT ID: n/a	Note: Treat excessive Weeds - There is a spread of wild mushrooms around a tree that was cut down. Please treat the area.					
24 Hollister Way South Glastonbury, CT 06033	OPEN	Landscaping / Ground Maintenance	Covert, Darien	491685	Hours: null Labor: Mats:	CREATED: 09/12/2022 2:34 PM Merritt, Danielle LAST UPDATED: 09/12/2022 2:35 PM Merritt, Danielle
24 Hollister Way South - Unit: 1 OWNER: Aida Mishriky ACCOUNT ID: n/a	Note: Evaluate roots - At the entrance of the porch door, there is a small tree that is forming roots, so before the roots grow deeper in the ground, the roots should be removed from the ground. Please evaluate .					
COMMON AREA Near stairs by #164	OPEN	General / Other	Covert, Darien	490924	Hours: null Labor: Mats:	CREATED: 09/08/2022 7:53 PM McNamara, Patricia M LAST UPDATED: 09/09/2022 10:45 AM Merritt, Danielle
	Note: Stone wall - Wall falling down near unit 164.					

276 Hollister Way West Glastonbury, CT 06033 276 Hollister Way West - Unit: 1 OWNER: Walter Brownsword ACCOUNT ID: n/a	OPEN	Roofing / Repair	0-outside, contractor	490784	Hours: null Labor: Mats:	CREATED: 09/08/2022 1:27 PM Merritt, Danielle LAST UPDATED: 09/08/2022 1:30 PM Merritt, Danielle
Note: Roof Repair - Please reach out to Darien regarding a roof issues..						
221 Hollister Way North Glastonbury, CT 06033 221 Hollister Way North - Unit: 1 OWNER: Lydia Zimmerman ACCOUNT ID: n/a	OPEN	General Repair / Garage Doors	Covert, Darien	490693	Hours: null Labor: Mats:	CREATED: 09/08/2022 10:31 AM Merritt, Danielle LAST UPDATED: 09/08/2022 10:43 AM Merritt, Danielle
Note: Evaluate garage Door - The garage door will not close. Also, the trim on the door frame is coming off. Please repair.						
76 Hollister Way South Glastonbury, CT 06033 76 Hollister Way South - Unit: 1 OWNER: Mark Anthony ACCOUNT ID: n/a	OPEN	Building Repair / Deck Repair	Covert, Darien	489387	Hours: null Labor: Mats:	CREATED: 09/02/2022 8:23 AM Merritt, Danielle LAST UPDATED: 09/06/2022 2:37 PM Merritt, Danielle
Note: Rotted Deck Railing - Replace rotted railing on deck.						
COMMON AREA Not Specified	OPEN	Grounds / Electrical	0-outside, contractor	488552	Hours: null Labor: Mats:	CREATED: 08/30/2022 2:32 PM Bailey, Jr., Thomas A. LAST UPDATED: 09/08/2022 12:16 PM Merritt, Danielle
Note: Post Light outages. - Spoke with Mike this afternoon - he requested I put in this Work Order - there are several post lights along the common open area between Hollister South and Hollister North, that are not working. They have been dimming for a few days and as of yesterday, 08/29, they were not working at all..						

164 Hollister Way South Glastonbury, CT 06033	OPEN	Custodial / Power Washing	Covert, Darien	488291	Hours: null Labor: Mats:	CREATED: 08/29/2022 4:30 PM Merritt, Danielle LAST UPDATED: 08/29/2022 4:31 PM Merritt, Danielle
164 Hollister Way South - Unit: 1 OWNER: Patricia M McNamara ACCOUNT ID: n/a	Note: Power wash - Power wash siding above sliding doors..					
112 Hollister Way South Glastonbury, CT 06033	OPEN	Asphalt / N/A	Covert, Darien	487804	Hours: null Labor: Mats:	CREATED: 08/26/2022 6:19 PM O'Leary, Sandra LAST UPDATED: 09/08/2022 12:18 PM Merritt, Danielle
112 Hollister Way South - Unit: 1 OWNER: O'Leary, Sandra ACCOUNT ID: n/a	Note: 112 Hollister Way - Sidewalk near front door crumbling into a hole and along the edge of the step needs repair also the tree in front of 66 the dead branches need trimming and thank you for taking care of the homets nest Sandy O'Leary.					
126 Hollister Way South Glastonbury, CT 06033	OPEN	Building Repair / Siding	Covert, Darien	486265	Hours: null Labor: Mats:	CREATED: 08/22/2022 10:10 AM Merritt, Danielle LAST UPDATED: 08/22/2022 10:13 AM Merritt, Danielle
126 Hollister Way South - Unit: 1 OWNER: Judith Gregg ACCOUNT ID: n/a	Note: Garage Siding Repair - Repair the side of garage. The unit owner hit the garage side and has requested it be repair. I informed her the repair will be billed back to her..					
168 Hollister Way South Glastonbury, CT 06033	OPEN	Building Repair / Siding	Covert, Darien	484663	Hours: null Labor: Mats:	CREATED: 08/15/2022 11:57 AM Merritt, Danielle LAST UPDATED: 09/08/2022 12:20 PM Merritt, Danielle
168 Hollister Way South - Unit: 1 OWNER: Susan Hutt ACCOUNT ID: n/a	Note: Garage Door Trim - Please repair the trim on the left side of garage Door.					

21 Hollister Way North Glastonbury, CT 06033 21 Hollister Way North - Unit: 1 OWNER: Susan Simmons ACCOUNT ID:	OPEN	Roofing / N/A	Covert, Darien	457531	Hours: null Labor: Mats:	CREATED: 05/09/2022 10:04 AM Merritt, Danielle LAST UPDATED: 05/09/2022 10:05 AM Merritt, Danielle
Note: Rake Edge Missing - The unit owner reported the rake edge is missing- Please replace.						
203 Hollister Way North Glastonbury, CT 06033 203 Hollister Way North - Unit: 1 OWNER: Barbara Massy ACCOUNT ID:	OPEN	Building Repair / Siding	Covert, Darien	456457	Hours: null Labor: Mats:	CREATED: 05/04/2022 12:51 PM Merritt, Danielle LAST UPDATED: 09/06/2022 11:28 AM Merritt, Danielle
Note: Damaged Siding - Please repair the siding that was damaged.						
178 Hollister Way South Glastonbury, CT 06033 178 Hollister Way South - Unit: 1 OWNER: Elizabeth Grillo ACCOUNT ID:	OPEN	Landscaping / Ground Maintenance	Covert, Darien	452570	Hours: null Labor: Mats:	CREATED: 04/19/2022 2:31 PM Merritt, Danielle LAST UPDATED: 09/08/2022 12:22 PM Merritt, Danielle
Note: Seed yard - The front and back yard to .						
142 Hollister Way South Glastonbury, CT 06033 142 Hollister Way South - Unit: 1 OWNER: Kim M. Trella ACCOUNT ID: 1567474	OPEN	Plumbing / Leak	Covert, Darien	416744	Hours: null Labor: Mats:	CREATED: 11/16/2021 12:58 PM Trella, Kim M. LAST UPDATED: 07/07/2022 9:22 AM Merritt, Danielle
Note: Outdoor Spigot - the water spout outside # 142 even though capped is still leaking. Please evaluate and repair if possible..						

ACTION POINTS PACKAGE



ACTION POINTS: DISPOSITION REPORT AS OF : 9/14/2022

ACCOUNT NAME: Meadow Hill Association, Inc.

DATE OF SUBJECT BOARD MEETING: 08/24/2022

NEXT BOARD MEETING WILL BE HELD ON: 09/21/2022

Disposition:	Action Point:	Comments:
149131 Date: 7/13/2022 Type: Administrative By: sheila duncan Status: DONE	INSURANCE CLAIM INITIATED FOR DAMAGES AS A RESULT OF HOT WATER HEAT LEAKER 227 HWN, HOMEOWNER ADVISED DAMAGES EXCEED THE 10K DEDUCTIBLE	INSURANCE CLAIM INITIATED, RECEIVED FUNDS FROM INSURANCE COMPANY, HOMEOWNER SIGNED RELEASE, INSURANCE CHECK SENT TO HOMEOWNER, SIGNED RELEASE IN BOARD PACKET
149830 Date: 7/20/2022 Type: Administrative By: sheila duncan Status: DONE	BUDGET COMMITTEE MEETING SCHEDULED FOR 9/2 FOR INITIAL DRAFT BUDGET	ZOOM INVITATION SENT, BUDGET COMMITTEE MEETING ATTENDED, DRAFT BUDGET WITH MANAGERS RECOMMENDATION PROVIDED TO COMMITTEE
150262 Date: 8/30/2022 Type: Administrative By: sheila duncan Status: DONE	SEND SPECIAL MEETING NOTICE TO ALL HOMEOWNERS FOR 9/14 MEETING	SPECIAL MEETING NOTICE MAILED
150263 Date: 9/14/2022 Type: Administrative By: sheila duncan Status: DONE	PREPARE FOR AND ATTEND SPECIAL MEETING FOR LOAN AND ASSESSMENT, CONFIRM ATTORNEY SANDLER ATTENDING	ATTENDED SPECIAL MEETING
146027 Date: 1/7/2022 Type: Administrative By: sheila duncan Status: IN PROGRESS	INSURANCE CLAIM INITIATED AS A RESULT OF FIRE AT 6 AND 10 HWS	BOUVIER INSURANCE NOTIFIED AND INSURANCE ADJUSTER HAS BEEN ASSIGNED
150264 Date: 9/14/2022 Type: Administrative By: sheila duncan Status: IN PROGRESS	VARIANCE REQUEST RECEIVED FROM 292	IN BOARD PACKET FOR APPROVAL
150265 Date: 9/14/2022 Type: Administrative By: sheila duncan Status: IN PROGRESS	LISCOMB VARIANCE REQUEST FOR PATIO DOORS RECEIVED	

Number of Action Points on report:

7

MEADOW HILL - 2022

ANNUAL CALENDAR

Board of Directors Meets the Third Wednesday of the Month 1:30pm

- | | |
|----------|--|
| January | Send letters to unit owners who, according to records, need to replace hot Water heaters and smoke detectors |
| February | Secure landscape contract
Secure pest control annual contract
Maintenance to replace furnace filters
Maintenance to Inspect water heaters, smoke detectors, dryer vents and washer hoses
Notify owners to sign up for Do Not Prune List |
| March | Finalize Landscape & Fertilization Contracts
Finalize Do Not Prune List
Notify unit owners and residents of fertilization schedule for year
Inspect Roads, sidewalks, tennis courts, and fences for winter damage
Complete maintenance inspections and update records
Repair and replace fence sections and slats with winter damage
Open tennis courts, consider patching cracks |
| April | Landscape Season begins
Order mulch for delivery by end of April
Issue electrical usage reimbursement to owners with common element lighting
Issue furnace filter reimbursement to owners who provide own filters
Put annual meeting notice in LARK for candidates
Schedule service to startup irrigation system
Seed bare spots of lawns
Spring fertilization and pre-emergent weed control |
| May | List of desired landscape projects and costs
Put annual meeting notice in LARK for candidates
Publish semi-annual dump run in LARK
Confirm date and time of annual meeting. Send required notice to owners.
Notify owners of June trimming of shrubs
Clean Gutters
Clean Greenhouse
Open Pool
Rototill Garden
Complete initial weeding, edging, and pre-emergent all beds
Complete mulching all beds |
| June | Annual Meeting – Election (2 nd Tuesday)
Check and verify unit owner database
Replace Furnace Filters
Have A/C at Clubhouse serviced
Semi-Annual Dump Run
Begin weekly weeding |

	Complete 1 st trimming of plants and trees Survey trees and shrubs, recommend removal and major tree work Solicit bids for crack filling of roads and sidewalk repairs
July	Summer Projects
August	Begin seeding bare spots Complete agreed upon tree and shrub removal and major tree work
September	Schedule closing of irrigation system Publish semi-annual dump run in LARK Close Pool Order road salt Fall Fertilization
October	Manager drafts budget by October 15 – includes current year budget, projected year end and actual and proposed next year's budget Budget committee updates draft budget by November 5 Budget committee updates reserve plan to accompany budget Notify owners that the semi-annual shrubbery pruning will be done by 11/1 Semi-annual dump run Replace furnace filters Inspect and prepare greenhouse
November	Board adopts budget to be presented at Annual Budget Meeting Set date and snow date for Annual Budget Meeting Mail Annual Budget Meeting notice as required by statute Holiday bonus for staff reminder for LARK Close Tennis Courts Clean Gutters, inspect flat roofs Inspect Heat Tapes Install snow stakes along roadways Complete 2 nd trimming of plants and trees Complete Fall Cleanup by Nov 30
December	Annual Budget Meeting, usually second Tuesday Secure insurance for 1/1 Personnel Reviews Sign engagement letter for annual audit Consider renewal of Great Meadows access agreement





CORRESPONDENCE



COMMITTEE REPORTS

Fall Project List 2022 Draft 2 submitted to Board

Cost estimates shown are for purchased items based on prior costs and information currently available. Waiting on price quote from Pride's Corner for plants, but do not expect a significant change from what is show here. Unless otherwise noted, all work is done by MH Maintenance staff, so no expense is noted for labor.

Project number and description	
	<p>Project 1</p> <p>Area in front of trash sheds by Lot I along HWS. Needs more plants..</p> <p>Add a grouping of 3 sedums toward the right end, 1 montauk daisy center, and 2 small-ish grasses near the left end (between sign and end of island).</p> <p>Estimate: \$70</p>
	<p>Project 2 Deferred to spring plan</p>
	<p>Project 3</p> <p>Front MH sign area</p> <p>Add elephant ear or other large hosta. Plant daffodil and tulip bulbs. Add seasonal mums and pumpkins for fall.</p> <p>Estimate: \$62 for hosta and bulbs (mums/pumpkins included in single line item for use throughout grounds)</p>



.Project 4

Area around electrical box along HWW (center rd)

Flush cut mugo pine. Add 2 knockout roses and one large grass.

Estimate: \$57



Project 5

Next to garage by Lot D on HWN

Add 3 hostas

Estimate: \$21


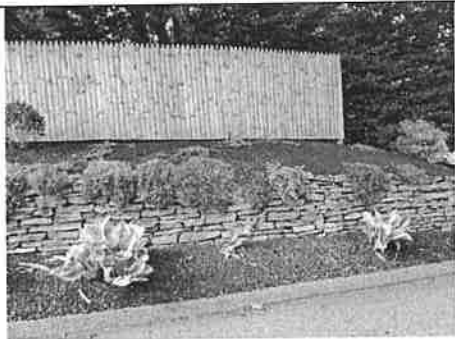






Project 6




Along garage by Lot B, HW


Challenging area for planting. Add 2 large boulders.

Estimate: \$150

	<p>Project 7</p> <p>Small island along HWN in front of trash shed by Holl House.</p> <p>Dig out area, Add 2 medium boulders and 2 hostas. Mulch area.</p> <p>Estimate: \$114</p>
	<p>Project 8</p> <p>Area on top of slope by fence at North entrance (HWN)</p> <p>Add 2 Vintage Gold Cypress to make top of slope less barren..</p> <p>Estimate: \$55</p>
	<p>Project 9</p> <p>Dead spot at the corner near Holl House at South entrance. Irrigation doesn't reach here.</p> <p>Aerate/soil/seed.</p> <p>Estimate: Included in soil/seed estimate</p>
	<p>Project 10, 11, 12, 13</p> <p>Deferred to Spring; track on separate document</p>

	<p>Project 14</p> <p>Corner next to Lot J.</p> <p>Do something with this large bush (unattractive and a visibility issue). Major trimming only.</p> <p>Estimate: \$TBD</p>
	<p>Project 15</p> <p>Dead area at point where Dogwood Lane meets circle.</p> <p>Aerate/soil/seed.</p> <p>Estimate: Included in soil/seed estimate</p>
	<p>Project 16</p> <p>Aerate, topsoil and seed as needed throughout complex</p> <p>Estimate for Grounds budget: \$950 for aerator rental, soil, seed.</p>
	<p>Project 17</p> <p>Slope behind clubhouse</p> <p>Plant additional ground junipers to start filling in area currently mulched.</p> <p>Estimate: \$60 for 4 ground junipers</p>

	<p>Project 18</p> <p>By Lot B</p> <p>Brown sign that identifies lot is obscured by a large rose of Sharon. To improve sign visibility without damaging shrub, move the sign to the end of the island.</p> <p>Estimate: No Expense</p>
	<p>Project 18</p> <p>Next to Holl House walkway</p> <p>Hydrangea has overgrown space and blocks walkway. Cut way down and allow to grow back.</p> <p>Estimate: No Expense</p>
	<p>Project 19</p> <p>Large smokebush by Holl House is overgrown. Trim back.</p> <p>Estimate: No Expense</p>

	<p>Project 20</p> <p>3 Pine area at front of complex</p> <p>Build a mulch ring around first tree (foreground). Around the mulch ring, fill in an area with topsoil and grass seed. If this works and the grass takes, move on to the other two trees in subsequent years. Goal is to reduce the overall size of this mulched area, with more lawn and individual mulch rings around each tree.</p> <p>Estimate: Included in soil/seed budget.</p>
	<p>Project 21</p> <p>Fall decorations around complex Hay bale and pumpkin groupings in 3pine island Pumpkins and fall mums at front sign area Fall mums throughout the grounds.</p> <p>Estimate: \$200</p>
<p>Expense Summary</p> <p>YTD Expenses: \$797 Proposed expenses (estimate) Plants - \$340 Boulders (2 large/2medium) - \$250 Fall Decorations - \$200 Soil and seed - \$750 Aerator rental - \$200 Total estimate, fall plan - \$1740</p>	<p>Estimated plant list</p> <p>3 sedum "autumn joy" - \$30 2 small ornamental grasses (area gets plowed snow/salt on it variety TBD) - \$30 1 montauk daisy (Nipponanthemum nipponicum) \$10 1 elephant ear hosta or other large hosta ex hosta abiqua drinking gourd - \$12 Daffodil and tulip bulbs (25 each) \$50 at HD; 2 knockout roses (rosa double knock out) - \$45 1 large ornamental grass karl forester - \$12 5 hosta fragrant bouquet - \$35 4 boulders (2 large and 2 medium) 2 Vintage Gold Cypress - \$56 4 ground junipers (Juniperus conferta blue pacific) - \$60</p>

Recommendations for Wood Burning in Fireplaces
From
Long-term Planning Committee
September 12, 2022

The Long-Term Planning Committee has prioritized issues addressing safety and insurance premiums by reducing risk. The two key priorities have been addressing the aluminum wiring issue and the second addressing the revision of wood burning in fireplaces. The purpose of this report is to offer a recommendation to the Executive Board is to address the wood burning in fireplaces at Meadow Hill.

Background

The fireplaces and chimneys installed at Meadow Hill are Zero-Clearance chimneys with metal fireboxes and Class A chimneys. This type of installation in the 1970s was popular and used initially in condominium complexes at ski lodges and became common practices in residential complexes like Meadow Hill as an alternative to the cost, appearance, and time to masonry chimneys and fireplaces.

In research provided by Vermont Mutual Insurance to the Long-term Committee (LTC) by Rob Bouvier of Bouvier Insurance, the Meadow Hill insurance agent, the research identified key risks associated with these metal firebox/chimney installations.

- The need for consistent annual cleaning, inspection, and maintenance which left to the homeowner is not done
- The lack of proper disposal of ashes and cinders

Furthermore, in the investigation of the Glastonbury Fire Marshall additional limitations were revealed:

- The useful life of the existing fireboxes and chimneys are at the end of their useful life and subject to the risk of failure due to fatigue
- Manufacturers recommendations for fireplace doors had specific fixtures recommend to work with the fireboxes. The risk is significant and very unlikely that renderings over the years have known nor followed this stipulation.

Discussion

The LTC has discussed these issues as a Committee, with our insurance agent, and debated the pros and cons of allowing the burning of wood or other combustibles (flame logs i.e DuraFlame logs or similar products). Our conclusion is that the risks of allowing wood burning in fireplaces considering the age and limitations of the fireboxes and chimneys is too great a risk to allow the use of wood burning in fireplaces.

Therefore, our recommendation to the Board is to permanently ban the use of wood and other like combustible materials in fireplaces at Meadow Hill and support the use of gas logs or electric fireplaces of properly installed by a certified professional and documentation is provided to the Board prior to installation.

The LTC in concert with the Rules Committee and the upgrade will be providing maintenance standards for the use of gas logs.

Respectfully submitted,
Jim Fuda, Chairman; Dave Faxon, and Larry Abbott

Reports to the Executive Board - September 13, 2022

Long-term Committee (LTC)

The primary focus of the LTC has been supporting the executive Board seeking approvals for the Remediation of Aluminum Wiring at Meadow Hill. Following detailed information presentation at the August Board Meeting, information packets have been distributed to Unit Owners for the September 14th Owners Meeting seeking support of a majority of Unit Owners for the funding of the project. If approved, the project should start in late October/early November and be completed in the Spring of 2023.

As part of the LTC's priorities of "Safety and Risk Management" items to reduce and manage our future insurance premiums, the LTC has submitted a recommendation to the Executive Board to permanently ban the use of wood burning in fireplaces at Meadow Hill. Strong factors contributing to the recommendation were – the firebox and chimney installations of the 1970s being at the end of their useful life combined with the zero-tolerance chimney enclosures creating increased risk of failure with wood burning materials. Gas and electric fireplaces are acceptable. The Glastonbury Fire Marshall is highly supportive of the recommendation.

The Committee will be supporting the Rules Committee by providing updates to rules and maintenance standards. This work will be completed over the next two months.

The next topic scheduled for study and evaluation is Grass restoration and irrigation.

Rebuild of Units #6 and 10

Progress on the rebuild of the fire damaged units is progressing well with the framing completed, roof installed and preparation beginning for window and door installation. Interior work has started on the interior partition walls which will be followed with the installation of the heat and AC systems first to be done.

The Committee is working with Rob Bouvier, our insurance agent and Attorney Scott Sandler to continue our negotiations with the insurance company to reduce the gap between cost of the project and the insurance proceeds received to date.

Maintenance Committee

The Committee Consists of Jim Fuda, Chair, Bob Kolwicz and Vin Liscomb (long-time volunteers), and new additions Ron King, Board Liaison and Ray Dolan (new member).

Members of the Committee have been meeting consistently the last two months to finalize the projects for the fall and submit projects for the 2023 budget process.

Fall projects are:

- Installation of new drainage line to solve a drainage problem at the rear of the Clubhouse
- Repair of existing walls in two locations
- Filling of cracks at the tennis courts

2023 Projects proposed are:

- Bathroom repairs and floor replacement at the Hollister House
- Repair of basement stairs and platform at the Hollister House
- Repair and replacement of retaining walls (annual effort)
- Replace fence near the Maintenance Building and Stable area



OLD BUSINESS



NEW BUSINESS

NAME: Reginald & Deborah Wellington UNIT NUMBER: 292

ADDRESS: 292 Hollister Way West

Describe in full - attach sketch if necessary:

(Include name of contractor, certificate of insurance and contractor's license, and an estimated time of completion.)

Bretonridge Builders is remodeling our master bathroom. It currently does not have a vent to the outside. We would like to add one. It would be a vent that comes out through the siding. We would paint it red to match the siding.

The following information relative to your variance will be listed on any Resale Certificate issued on your unit and responsibility for maintenance and/or replacement will be passed on to the new Unit Owner.

I understand that Meadow Hill, Inc. will not assume any responsibility for maintenance or replacement of the above item unless otherwise specified in the Association documents. Should the property granted by the variance become a hazard to common property, it may be removed at the owner's expense. Approval of this request shall not be interpreted, as a waiver of any permit or license required by law. Any insurance premium increase for the Meadow Hill, Inc. directly attributable to this variance shall be assessed against this unit.

Owner's Signature: Reginald F. Wellington Date: Sept. 7, 2002

The Board of Directors ☐ APPROVE ☐ APPROVE WITH STIPULATIONS ☐ DISAPPROVE this variance request. The approved variance is valid for 180 days from date of approval. Expiration date: _____

Additional Stipulations:

Approved by: _____ Date: _____

INSPECTION REPORT

Work Completed _____ Date _____ Inspected By _____ Date _____

Comments: _____





BRETBU1-01

JFORSCHINO

DATE (MM/DD/YYYY)
11/17/2021

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Anderson-Meyer Insurance, Inc.
2225 Main Street
Glastonbury, CT 06033

CONTACT NAME: Jeanne Forschino

PHONE (A/C, No, Ext): (860) 659-3741 104

FAX (A/C, No):

E-MAIL ADDRESS: jforschino@amiagency.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: United Ohio Insurance Company

13072

INSURER B: Travelers Casualty Insurance Company of America

19046

INSURER C: TRAVELERS

INSURER D:

INSURER E:

INSURER F:

INSURED

Bretonridge Builders LLC
36 Bush Hill Rd
Manchester, CT 06040

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			BP 0017057	5/16/2021	5/16/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 5,000 MED EXP (Any one person) \$ 1,000,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BA6P301942	2/12/2021	2/12/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	7PJUB9F415385-21	3/25/2021	3/25/2022	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
JOB: KITCHEN REMODEL

CERTIFICATE HOLDER IS ADDITIONAL INSURED PER WRITTEN CONTRACT.

CERTIFICATE HOLDER

MEADOW HILL INC
C/O IMAGINEEERS LLC
635 FARMINGTON AVE
Hartford, CT 06105

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jeanne Forschino

Sheila Duncan

From: cliscomb928@yahoo.com
Sent: Friday, September 2, 2022 11:47 AM
To: Danielle Merritt
Cc: Sheila Duncan; Toni Dolan
Subject: Re: New sliding door

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It is the dark /brown/bronze on the outside (same as our windows) and white on the inside
Thank you
Connie

Sent from my iPhone

On Sep 2, 2022, at 11:38 AM, Danielle Merritt <DMerritt@imagineersllc.com> wrote:

Hi Connie,

Thank you for your request. Can you please clarify the color you wish to use.

Best Regards,
Danielle

From: cliscomb928@yahoo.com <cliscomb928@yahoo.com>
Sent: Friday, September 2, 2022 11:22 AM
To: Danielle Merritt <DMerritt@imagineersllc.com>; Sheila Duncan <SDuncan@imagineersllc.com>;
Toni Dolan <tonidolan@sbcglobal.net>
Subject: New sliding door

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning
We are requesting a variance to present to the board for approval to replace the slider going out to our deck
Attached is the quote, pictures, and certificate of insurance
The color is dark on the outside and white inside
There is about a 3-4 month lead time so appreciate if this can be presented and approved for the September board meeting
Please let me know you received this and you have everything you need
Thank you

Vin and Connie Liscomb
191 Hollister Way N

ACORD

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND DOES NOT INSURE. FOR THE COMPLETE AND EXHAUSTIVE DESCRIPTION OF THE COVERAGE, CONDITIONS, EXCLUSIONS, LIMITS, DEDUCTIBLES, CO-INSURANCE, AND OTHER PROVISIONS, THE POLICY MUST BE READ IN CONJUNCTION WITH THIS CERTIFICATE. THIS CERTIFICATE OF LIABILITY INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ASSURED AND THE INSURANCE PROVIDER. THE ASSURED AND THE INSURANCE PROVIDER MAY ENTER INTO A SEPARATE AGREEMENT THAT MAY SUPPLEMENT THIS CERTIFICATE. A REPRESENTATIVE OF THE INSURANCE PROVIDER SHALL BE AVAILABLE TO THE ASSURED TO EXPLAIN THE COVERAGE AND THE POLICY PROVISIONS.

INSURED: State of Maryland, Inc.
Address: 1000 North Avenue
City: Baltimore, MD 21201
Telephone: (410) 535-7171

INSURANCE PROVIDER: State of Maryland, Inc.
Address: 1000 North Avenue
City: Baltimore, MD 21201
Telephone: (410) 535-7171

COVERAGE: 1. Auto Liability
2. General Liability
3. Professional Liability
4. Directors and Officers Liability
5. Employment Practices Liability
6. Fidelity and Bonding
7. Crime
8. Cyber Liability
9. Environmental Liability
10. Intellectual Property Liability
11. Products and Completed Operations Liability
12. Real Estate Liability
13. Surety
14. Torts
15. Uninsured Motorist Liability
16. Workers Compensation
17. Miscellaneous

COVERAGE LIMITS: 1. Auto Liability: \$1,000,000 per occurrence
2. General Liability: \$1,000,000 per occurrence
3. Professional Liability: \$1,000,000 per occurrence
4. Directors and Officers Liability: \$1,000,000 per occurrence
5. Employment Practices Liability: \$1,000,000 per occurrence
6. Fidelity and Bonding: \$1,000,000 per occurrence
7. Crime: \$1,000,000 per occurrence
8. Cyber Liability: \$1,000,000 per occurrence
9. Environmental Liability: \$1,000,000 per occurrence
10. Intellectual Property Liability: \$1,000,000 per occurrence
11. Products and Completed Operations Liability: \$1,000,000 per occurrence
12. Real Estate Liability: \$1,000,000 per occurrence
13. Surety: \$1,000,000 per occurrence
14. Torts: \$1,000,000 per occurrence
15. Uninsured Motorist Liability: \$1,000,000 per occurrence
16. Workers Compensation: \$1,000,000 per occurrence
17. Miscellaneous: \$1,000,000 per occurrence

COVERAGE DATES: 1. Auto Liability: 1/1/2020 to 12/31/2020
2. General Liability: 1/1/2020 to 12/31/2020
3. Professional Liability: 1/1/2020 to 12/31/2020
4. Directors and Officers Liability: 1/1/2020 to 12/31/2020
5. Employment Practices Liability: 1/1/2020 to 12/31/2020
6. Fidelity and Bonding: 1/1/2020 to 12/31/2020
7. Crime: 1/1/2020 to 12/31/2020
8. Cyber Liability: 1/1/2020 to 12/31/2020
9. Environmental Liability: 1/1/2020 to 12/31/2020
10. Intellectual Property Liability: 1/1/2020 to 12/31/2020
11. Products and Completed Operations Liability: 1/1/2020 to 12/31/2020
12. Real Estate Liability: 1/1/2020 to 12/31/2020
13. Surety: 1/1/2020 to 12/31/2020
14. Torts: 1/1/2020 to 12/31/2020
15. Uninsured Motorist Liability: 1/1/2020 to 12/31/2020
16. Workers Compensation: 1/1/2020 to 12/31/2020
17. Miscellaneous: 1/1/2020 to 12/31/2020

COVERAGE PREMIUMS: 1. Auto Liability: \$1,000,000
2. General Liability: \$1,000,000
3. Professional Liability: \$1,000,000
4. Directors and Officers Liability: \$1,000,000
5. Employment Practices Liability: \$1,000,000
6. Fidelity and Bonding: \$1,000,000
7. Crime: \$1,000,000
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14. Torts: \$1,000,000
15. Uninsured Motorist Liability: \$1,000,000
16. Workers Compensation: \$1,000,000
17. Miscellaneous: \$1,000,000

COVERAGE DEDUCTIBLES: 1. Auto Liability: \$1,000,000
2. General Liability: \$1,000,000
3. Professional Liability: \$1,000,000
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15. Uninsured Motorist Liability: \$1,000,000
16. Workers Compensation: \$1,000,000
17. Miscellaneous: \$1,000,000

COVERAGE EXCLUSIONS: 1. Auto Liability: \$1,000,000
2. General Liability: \$1,000,000
3. Professional Liability: \$1,000,000
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5. Employment Practices Liability: \$1,000,000
6. Fidelity and Bonding: \$1,000,000
7. Crime: \$1,000,000
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9. Environmental Liability: \$1,000,000
10. Intellectual Property Liability: \$1,000,000
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12. Real Estate Liability: \$1,000,000
13. Surety: \$1,000,000
14. Torts: \$1,000,000
15. Uninsured Motorist Liability: \$1,000,000
16. Workers Compensation: \$1,000,000
17. Miscellaneous: \$1,000,000

COVERAGE CONDITIONS: 1. Auto Liability: \$1,000,000
2. General Liability: \$1,000,000
3. Professional Liability: \$1,000,000
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17. Miscellaneous: \$1,000,000

COVERAGE NOTES: 1. Auto Liability: \$1,000,000
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13. Surety: \$1,000,000
14. Torts: \$1,000,000
15. Uninsured Motorist Liability: \$1,000,000
16. Workers Compensation: \$1,000,000
17. Miscellaneous: \$1,000,000



8:51

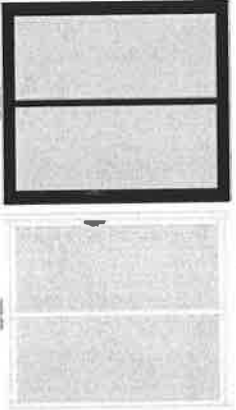


Done Order 9072315 All...



YOUR PROFESSIONAL-CLASS PRODUCT

[Import 34000 Series] 1.60 Panel Clear View™ Triple-Pane



Model	Weight	Height	Width
34000 Series	11.0 lb	64.0 in	64.0 in
34000 Series	11.0 lb	64.0 in	64.0 in
34000 Series	11.0 lb	64.0 in	64.0 in

DETAILS
ProVia 34000 Series 1.60 Panel Clear View™ Triple-Pane
This window is made of 100% recycled aluminum. It features a clear view triple-pane design that provides excellent insulation and energy efficiency. The window is designed to fit into a standard opening and is easy to install. It is available in a variety of colors and finishes to match your home's decor.

INSTALLATION AND MAINTENANCE
This window is designed to be installed in a standard opening. It is easy to install and requires no special tools. The window is made of 100% recycled aluminum and is designed to last for many years. It is easy to maintain and requires no special cleaning products. The window is available in a variety of colors and finishes to match your home's decor.

PROVIDING A CLEAR VIEW OF THE WORLD AROUND YOU

ProVia 34000 Series 1.60 Panel Clear View™ Triple-Pane
This window is made of 100% recycled aluminum. It features a clear view triple-pane design that provides excellent insulation and energy efficiency. The window is designed to fit into a standard opening and is easy to install. It is available in a variety of colors and finishes to match your home's decor.

ENDURE THE ELEMENTS

ProVia 34000 Series 1.60 Panel Clear View™ Triple-Pane
This window is made of 100% recycled aluminum. It features a clear view triple-pane design that provides excellent insulation and energy efficiency. The window is designed to fit into a standard opening and is easy to install. It is available in a variety of colors and finishes to match your home's decor.

MAINTAIN YOUR INVESTMENT

ProVia 34000 Series 1.60 Panel Clear View™ Triple-Pane
This window is made of 100% recycled aluminum. It features a clear view triple-pane design that provides excellent insulation and energy efficiency. The window is designed to fit into a standard opening and is easy to install. It is available in a variety of colors and finishes to match your home's decor.

ProVia
100% RECYCLED ALUMINUM
MADE IN THE USA

Endure the Elements
3. All-Season Windows & Patio Doors
WARRANTY



ProVia 34000 Series 1.60 Panel Clear View™ Triple-Pane
This window is made of 100% recycled aluminum. It features a clear view triple-pane design that provides excellent insulation and energy efficiency. The window is designed to fit into a standard opening and is easy to install. It is available in a variety of colors and finishes to match your home's decor.

ProVia 34000 Series 1.60 Panel Clear View™ Triple-Pane



8:51



5 Messages
< Inbox sliding door quote >



188 ADDISON ROAD, Glastonbury, Connecticut 06033
TEL: (860) 661-6664 • 1-800-336-7774 • FAX: (860) 662-9666

Name Corrigan & Vincent Libcomb Date 8/30/2022
Address 191 Hollister Way North
Glastonbury
Phone 860-859-7819 per call

PRICE ESTIMATE

1. "Provue" Endura sliding patio door, as specified in attached spec sheets

to include:

- new exterior aluminum trim capping
- factory finished freeter trim
- installation
- discard old door and debris
- sales tax

Total \$5612.00

OPTION:

- External Blinds, add \$1940.00

