



**MEADOW HILL  
BOARD PACKET  
March 15, 2023**



**MEADOW HILL, INC.**  
**BOARD MEETING**  
**March 15, 2023 AGENDA**

**HYBRID MEETING TO BE HELD IN PERSON AT CLUBHOUSE & VIA ZOOM**  
**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. Minutes
4. Financial Reports (Treasurer)
5. Maintenance Superintendent Reports
  - Superintendent Report/Maintenance & Work order review
  - Project List
6. Manager's Report
  - Calendar Review
  - Correspondence
7. Committee Report
  - Grounds Committee
  - Tree Committee
  - Communications Committee
  - Long Term planning Committee
  - Rules Committee
  - Social Committee
  - Hospitality Committee
  - Fire Rebuild Committee
  - Maintenance Committee
8. Open Forum – Owners may provide input, commentary and ask questions (Floor is Open)
9. Old Business
  - Aluminum Wiring Remediation
  - Any other old business?
10. 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
  - 161 HWN Variance Request Walkway
  - 240 HWW Variance Request Generator
  - Any other homeowner variance requests to approve?
- 4. Any other new business to discuss?

11. Adjournment



Link to Join the Meeting Via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/85650579133?pwd=OUNMS3NmV4M2xHZmxibldiSkhzZz09>

Meeting ID: 856 5057 9133

Passcode: 119977

One tap mobile

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+1 646 558 8656 US (New York)

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## MINUTES

# **Meadow Hill, Inc.**

## **Minutes of Executive Board Meeting**

### **February 15, 2023**

#### **Executive Session**

The Executive Session convened at 12:45 PM by President Toni Dolan with Board Members present: Vice-President Ed Litke, Secretary Jim Fuda, Directors, Sandy O'Leary, and Ron King. Treasurer Dawn Faucher and Director Dave Faxon were ill and unable to attend. Sheila Duncan of Imagineers was also in attendance.

Per state law, voting on any issue discussed in Executive Session is done in the 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 1:25 PM.

#### **Open Session**

The Open Session of the Executive Board Meeting convened at 1:31 PM. The meeting was a hybrid meeting with the Board and residents attending in person at the Clubhouse and two residents attending remotely using the ZOOM link provided.

**Roll Call:** Present were President Toni Dolan, Vice-President Ed Litke, Secretary Jim Fuda, and Directors, Sandy O'Leary, and Ron King. Treasurer Dawn Faucher and Director Dave Faxon were ill and unable to attend.

**President's Remarks:** President Dolan greeted and thanked all attending.

**Minutes** – Minutes of the January 18, 2023, Executive Board Meeting were unanimously approved by e-mail vote (6-0) on 02/01/2023. Dawn Faucher did not vote as she was unable to attend the meeting due to illness. The Minutes are posted on the Meadow Hill and Pitera websites.

**Treasurer's Report** – Sheila Duncan provided an overview of the financials with income on target with collections and expenses in-line to start the new fiscal year.

#### **Maintenance Report**

Darien Covert reported that Work Orders are done except for nine (9) work orders that involve trim and siding damage.

Items on the Project List to be done are – coordinating landscape and pest contracts, starting furnace filter replacements, put a notice in The Lark on sign-up for garden plots.

Maintenance projects:

- Hollister House basement stairs and landing replaced - completed.
- Hollister House bathroom floor and toilet replacement to be started.
- Clubhouse Men's bathroom upgrades to start.

- Unit lettering project – red units completed, brown units will be completed by the 17<sup>th</sup>, and gray units are scheduled for the week of 2/20.
- Plan and schedule for the replacement of the fence near the maintenance area and the painting of the corral fence at the barn

### **Manager's Report**

Sheila Duncan reported the following items completed:

- The annual notice to unit owners opting out of pruning by Highlight was mailed out.
- The Board decision on the hearing for Unit #105 was mailed to the Unit Owner.
- A violation notice was sent to the unit owner of #258 for the repair of the storm-damaged storm door.

### **Committee Reports**

- 1) Grounds – Mike Prouix, Committee Chair reported remotely the Committee would be convening to develop the spring plan for submission to the Board for review and approval.
- 2) Trees – Darien Covert reported on behalf of the Tree Committee that all trimming was completed, and three of four trees identified for staff to remove have been completed. The fourth tree is scheduled to be removed by the end of the week (February 17<sup>th</sup>).
- 3) Long-Term – Jim Fuda, Committee Chair reported the aluminum wiring remediation project was started on January 17<sup>th</sup> and is progressing with one unit per day completed. Work is scheduled through mid-March and will resume in late April/early May when the second part of the order is delivered from the manufacturer.
- 4) Rules – Toni Dolan, Committee Chairperson reported the Proposed Draft Rules are under review by our attorney, Scott Sandler. The Board will review the comments from our attorney and circulate a final draft to the residents before formal adoption by the Board.
- 5) Fire Rebuild – Jim Fuda reported the current completion is the end of February with garage and site work to be completed in March.

Letters have been delivered to the Unit Owners and the residents of garages outlining the costs of their share of the rebuild to begin the claim process under their HO6 policies.

- 6) Maintenance – Bob Kolwicz, Committee Co-Chair reported the Hollister House basement stairs and landing were replaced, replaced and the bathroom floor and toilet replacement to be started. The replacement of fencing around the stable and Maintenance Building will be scheduled for late spring/early summer. The Committee will reconvene the monthly meeting schedule on March 2<sup>nd</sup>.
- 7) Social – Sandy O'Leary, Committee Chairwoman reported a potential spring event is under discussion with the Committee.

### **Open Forum**

Comments received from unit owners during the Open Session were on the Aluminum Wiring Remediation Project.

- Unit #182 (Linda Fillion) – praised the contractor for the work performed on her unit.
- Unit #171 (Roger Bouchard) – was informed project is moving as scoped and contracted.
- Unit #89 (Sue Gainey) – concern with her cats not being able to leave the unit when work is performed.

**Old Business** - None

**New Business** - None

**Adjourn - The meeting** was adjourned at 1:55 PM. Ed Litke moved, seconded by Ron King, and unanimously approved by the Board (5- Yes, 0 – No).

**Time of adjournment** – 1:55 PM

**Minutes submitted by:** Jim Fuda

**Minutes approved by** email vote – 02/28/2023; 5 Yes, 0 – No, 2 abstentions (Dawn Faucher and Dave Faxon abstained as they were unable to attend the meeting).

**Email Votes – 01/19/2023 to 02/14/2023** The following votes were made since the last Board meeting and are recorded as part of these notes:

02/09 – Motion to approve the issuance of a letter to the unit owner of Unit#105 providing the notice of the decision of the hearing and the issuance of a \$50 fine to the unit owner. The motion was made by Jim Fuda and seconded by Ed Litke. The motion was approved with six (6) votes in favor and one abstention. Dawn Faucher abstained as she was unable to attend the hearing due to illness. Motion carried.





## FINANCIAL REPORT

## Balance Sheet Report

### Meadow Hill, Inc.

As of February 28, 2023

	Balance Feb 28, 2023	Balance Jan 31, 2023	Change
<b>Assets</b>			
<b>Operating Cash</b>			
1103 - Webster Debit Checking	2,170.25	822.00	1,348.25
1105 - Key Bank - Checking	1,353.94	1,353.94	0.00
1140 - Operating Checking - Pacific Premier Bk	200.88	1,086.76	(885.88)
1142 - Windsor Federal Bank	0.00	2,050.00	(2,050.00)
1145 - PPB Inc Claim 06C00716	134,208.49	134,208.49	0.00
1170 - Segregated Funds - Insurance	0.00	7,500.00	(7,500.00)
<b>Total Operating Cash</b>	<b>137,933.56</b>	<b>147,021.19</b>	<b>(9,087.63)</b>
<b>Money Market</b>			
1303 - Key Bank Money Market	36,698.64	36,698.64	0.00
1340 - Money Market - Pacific Premier Bank	110,506.22	112,904.08	(2,397.86)
<b>Total Money Market</b>	<b>147,204.86</b>	<b>149,602.72</b>	<b>(2,397.86)</b>
<b>Certificates of Deposit</b>			
1401 - Key Bank CD	121,723.39	121,723.39	0.00
<b>Total Certificates of Deposit</b>	<b>121,723.39</b>	<b>121,723.39</b>	<b>0.00</b>
<b>Accounts Receivable</b>			
1600 - Accounts receivable	2,313.26	3,315.46	(1,002.20)
1602 - A/R Long-Term Special Assessment	689,822.01	0.00	689,822.01
1604 - Accounts Receivable Reserves	111,489.58	93,576.22	17,913.36
1605 - Reserve Recievable - WindsorFed Ln Payof	3,533.89	3,533.89	0.00
<b>Total Accounts Receivable</b>	<b>807,158.74</b>	<b>100,425.57</b>	<b>706,733.17</b>
<b>Prepaid Expenses</b>			
1701 - Prepaid Insurance	136,121.05	149,386.90	(13,265.85)
<b>Total Prepaid Expenses</b>	<b>136,121.05</b>	<b>149,386.90</b>	<b>(13,265.85)</b>

## Balance Sheet Report

### Meadow Hill, Inc.

As of February 28, 2023

	Balance Feb 28, 2023	Balance Jan 31, 2023	Change
<b>Assets</b>			
<b>Fixed Assets/Accum Depreciation</b>			
1806 - Equipment	13,040.89	13,040.89	0.00
1808 - Loan Origination Costs	2,050.00	0.00	2,050.00
1815 - Furniture & Fixture	5,038.08	5,038.08	0.00
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
<b>Total Fixed Assets/Accum Depreciation</b>	<b>10,140.35</b>	<b>8,090.35</b>	<b>2,050.00</b>
<b>Total Assets</b>	<b>1,360,281.95</b>	<b>676,250.12</b>	<b>684,031.83</b>
<b>Liabilities</b>			
<b>Current Payables</b>			
2100 - Accounts payable	100,225.71	55,455.62	44,770.09
2101 - Insurance payable	85,288.84	113,728.24	(28,439.40)
2103 - Due to Reserves	72,538.58	70,124.22	2,414.36
2104 - Clearing Account	(432.00)	(432.00)	0.00
2107 - Due to Reserves - Windsor Fed Payoff	48.61	48.61	0.00
2200 - Unit Owner Fees Received in Advance	21,908.67	21,313.72	594.95
2202 - Prepaid fees-special assessment	0.00	10,177.99	(10,177.99)
2203 - Deferred Insurance Claim Income	64,540.48	116,691.98	(52,151.50)
2302 - Accrued Expenses	34,374.00	17,690.00	16,684.00
<b>Total Current Payables</b>	<b>378,492.89</b>	<b>404,798.38</b>	<b>(26,305.49)</b>
<b>Prepays</b>			
2208 - Deferred SA Income	700,000.00	0.00	700,000.00
<b>Total Prepays</b>	<b>700,000.00</b>	<b>0.00</b>	<b>700,000.00</b>

**Balance Sheet Report**  
**Meadow Hill, Inc.**

As of February 28, 2023

	<u>Balance</u> <u>Feb 28, 2023</u>	<u>Balance</u> <u>Jan 31, 2023</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Long Term Payables</b>			
2403 - Windsor Federal Loan 75521651 - 2022	214,928.00	162,050.00	52,878.00
<b>Total Long Term Payables</b>	<u>214,928.00</u>	<u>162,050.00</u>	<u>52,878.00</u>
<b>Reserve for Future Major Repairs &amp; Repl</b>			
2500 - Contract Liability	288,110.80	288,110.80	0.00
<b>Total Reserve for Future Major Repairs &amp; Repl</b>	<u>288,110.80</u>	<u>288,110.80</u>	<u>0.00</u>
<b>Total Liabilities</b>	<u>1,581,531.69</u>	<u>854,959.18</u>	<u>726,572.51</u>
<b><u>Owners' Equity</u></b>			
<b>Members Equity</b>			
3100 - Members Equity	(194,687.40)	(194,687.40)	0.00
<b>Total Members Equity</b>	<u>(194,687.40)</u>	<u>(194,687.40)</u>	<u>0.00</u>
<b>Replacement Reserves</b>			
3200 - Replacement Reserve	225.72	225.72	0.00
3203 - Fixed Asset Fund	4,472.69	4,472.69	0.00
<b>Total Replacement Reserves</b>	<u>4,698.41</u>	<u>4,698.41</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>(189,988.99)</u>	<u>(189,988.99)</u>	<u>0.00</u>
 <b>Net Income / (Loss)</b>	 <u>(31,260.75)</u>	 <u>11,279.93</u>	 <u>(42,540.68)</u>
<b>Total Liabilities and Equity</b>	<u>1,360,281.95</u>	<u>676,250.12</u>	<u>684,031.83</u>

# Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
<b>Income</b>								
<b>Association Fee Income</b>								
4100 - Association Fee Income	56,802.00	56,801.00	1.00	113,604.00	113,601.00	3.00	681,605.00	568,001.00
4405 - CAI Rental	695.00	694.00	1.00	1,390.00	1,389.00	1.00	8,335.00	6,945.00
<b>Total Association Fee Income</b>	<b>57,497.00</b>	<b>57,495.00</b>	<b>2.00</b>	<b>114,994.00</b>	<b>114,990.00</b>	<b>4.00</b>	<b>689,940.00</b>	<b>574,946.00</b>
<b>Income Charged by Unit</b>								
4300 - Late fee income	100.00	37.00	63.00	150.00	75.00	75.00	450.00	300.00
4301 - Miscellaneous income	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
4302 - General fine income	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
4306 - Statement fee income	50.00	0.00	50.00	(30.00)	0.00	(30.00)	0.00	30.00
4314 - Gate card income	(20.00)	0.00	(20.00)	(20.00)	0.00	(20.00)	0.00	20.00
<b>Total Income Charged by Unit</b>	<b>180.00</b>	<b>78.00</b>	<b>102.00</b>	<b>150.00</b>	<b>158.00</b>	<b>(8.00)</b>	<b>950.00</b>	<b>800.00</b>
<b>Other Income Assoc Level</b>								
4400 - Clubhouse & Hollister House Income	150.00	62.00	88.00	150.00	125.00	25.00	750.00	600.00
4401 - Insurance claim income	52,151.50	0.00	52,151.50	69,668.01	0.00	69,668.01	0.00	(69,668.01)
4406 - Social Fund Income	0.00	187.00	(187.00)	0.00	375.00	(375.00)	2,250.00	2,250.00
<b>Total Other Income Assoc Level</b>	<b>52,301.50</b>	<b>249.00</b>	<b>52,052.50</b>	<b>69,818.01</b>	<b>500.00</b>	<b>69,318.01</b>	<b>3,000.00</b>	<b>(66,818.01)</b>
<b>Interest/Reserve Income</b>								
4502 - Interest Income Reserves	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
<b>Total Interest/Reserve Income</b>	<b>0.00</b>	<b>16.00</b>	<b>(16.00)</b>	<b>0.00</b>	<b>33.00</b>	<b>(33.00)</b>	<b>200.00</b>	<b>200.00</b>
<b>Total Meadow Hill, Inc. Income</b>	<b>109,978.50</b>	<b>57,838.00</b>	<b>52,140.50</b>	<b>184,962.01</b>	<b>115,681.00</b>	<b>69,281.01</b>	<b>694,090.00</b>	<b>509,127.99</b>
<b>Expense</b>								
<b>Professional Fees</b>								
5100 - Management Fee	2,748.86	2,896.00	(147.14)	5,497.72	5,792.00	(294.28)	34,750.00	29,252.28
5101 - Legal Fees	708.00	84.00	624.00	1,238.25	167.00	1,071.25	1,000.00	(238.25)
5102 - Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
<b>Total Professional Fees</b>	<b>3,456.86</b>	<b>2,980.00</b>	<b>476.86</b>	<b>6,735.97</b>	<b>5,959.00</b>	<b>776.97</b>	<b>40,750.00</b>	<b>34,014.03</b>

## Income Statement Report

**Meadow Hill, Inc.**

**Meadow Hill, Inc.**

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
<b>Expense</b>								
<b>Utilities</b>								
5200 - Electricity	3,284.99	1,791.00	1,493.99	5,167.52	3,583.00	1,584.52	21,500.00	16,332.48
5205 - Gas	1,545.12	1,084.00	461.12	3,641.11	2,167.00	1,474.11	13,000.00	9,358.89
5206 - Water	1,990.83	3,334.00	(1,343.17)	4,875.44	6,667.00	(1,791.56)	40,000.00	35,124.56
5207 - Sewer	1,535.00	2,000.00	(465.00)	3,235.00	4,000.00	(765.00)	24,000.00	20,765.00
5210 - Trash Removal	2,656.62	2,625.00	31.62	5,273.98	5,250.00	23.98	31,500.00	26,226.02
5211 - Telephone	378.29	334.00	44.29	666.08	667.00	(0.92)	4,000.00	3,333.92
<b>Total Utilities</b>	<b>11,390.85</b>	<b>11,168.00</b>	<b>222.85</b>	<b>22,859.13</b>	<b>22,334.00</b>	<b>525.13</b>	<b>134,000.00</b>	<b>111,140.87</b>
<b>Administrative</b>								
5308 - Miscellaneous Admin	426.42	250.00	176.42	777.06	500.00	277.06	3,000.00	2,222.94
5313 - Communications - LARK	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
5314 - Welcome Committee	0.00	12.00	(12.00)	0.00	25.00	(25.00)	150.00	150.00
<b>Total Administrative</b>	<b>426.42</b>	<b>303.00</b>	<b>123.42</b>	<b>777.06</b>	<b>608.00</b>	<b>169.06</b>	<b>3,650.00</b>	<b>2,872.94</b>
<b>Insurance</b>								
5400 - Master Insurance Policy	13,328.60	10,584.00	2,744.60	26,281.20	21,167.00	5,114.20	127,000.00	100,718.80
5401 - Worker's Compensation	1,951.00	666.00	1,285.00	3,902.00	1,333.00	2,569.00	8,000.00	4,098.00
5403 - Health Insurance	2,168.06	2,153.00	15.06	2,235.73	4,306.00	(2,070.27)	25,836.00	23,600.27
5407 - Insurance Loss Expense	52,151.50	0.00	52,151.50	69,668.01	0.00	69,668.01	0.00	(69,668.01)
5409 - Automobile Insurance	232.25	200.00	32.25	464.50	400.00	64.50	2,400.00	1,935.50
<b>Total Insurance</b>	<b>69,831.41</b>	<b>13,603.00</b>	<b>56,228.41</b>	<b>102,551.44</b>	<b>27,206.00</b>	<b>75,345.44</b>	<b>163,236.00</b>	<b>60,684.56</b>
<b>Payroll</b>								
5501 - Payroll-Maintenance	10,049.30	10,272.00	(222.70)	22,086.50	20,544.00	1,542.50	123,265.00	101,178.50
5503 - Payroll-Bonus	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
5504 - Payroll-Snow	0.00	166.00	(166.00)	230.00	333.00	(103.00)	2,000.00	1,770.00
5508 - Payroll-Mileage	66.60	0.00	66.60	66.60	0.00	66.60	0.00	(66.60)
5506 - Employer Payroll Taxes	939.04	786.00	153.04	2,210.61	1,572.00	638.61	9,430.00	7,219.39

## Income Statement Report

**Meadow Hill, Inc.**

**Meadow Hill, Inc.**

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
<b>Payroll</b>								
5507 - Payroll Service Fees	165.64	175.00	(9.36)	375.72	350.00	25.72	2,100.00	1,724.28
<b>Total Payroll</b>	<b>11,270.58</b>	<b>11,399.00</b>	<b>(128.42)</b>	<b>25,019.43</b>	<b>22,799.00</b>	<b>2,220.43</b>	<b>136,795.00</b>	<b>111,775.57</b>
<b>Grounds Maintenance</b>								
5600 - Landscaping Maint. Contract	0.00	0.00	0.00	0.00	0.00	0.00	73,010.00	73,010.00
5606 - Tree Maintenance	0.00	407.00	(407.00)	0.00	815.00	(815.00)	4,890.00	4,890.00
5607 - Mulching-Perimeters	0.00	484.00	(484.00)	0.00	967.00	(967.00)	5,800.00	5,800.00
5609 - Fertilization	0.00	584.00	(584.00)	0.00	1,167.00	(1,167.00)	7,000.00	7,000.00
5611 - Snow Removal Supplies	0.00	334.00	(334.00)	129.68	667.00	(537.32)	4,000.00	3,870.32
5616 - Road/Walks Repairs	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
5699 - Ground Improvements - Land Comm	0.00	0.00	0.00	0.00	0.00	0.00	3,110.00	3,110.00
<b>Total Grounds Maintenance</b>	<b>0.00</b>	<b>1,975.00</b>	<b>(1,975.00)</b>	<b>129.68</b>	<b>3,949.00</b>	<b>(3,819.32)</b>	<b>99,810.00</b>	<b>99,680.32</b>
<b>Amenities Maintenance</b>								
5701 - Pool Supplies/Repairs	0.00	175.00	(175.00)	0.00	350.00	(350.00)	2,100.00	2,100.00
5702 - Amenities	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00
5714 - Social Fund	0.00	187.00	(187.00)	0.00	375.00	(375.00)	2,250.00	2,250.00
<b>Total Amenities Maintenance</b>	<b>0.00</b>	<b>396.00</b>	<b>(396.00)</b>	<b>0.00</b>	<b>792.00</b>	<b>(792.00)</b>	<b>4,750.00</b>	<b>4,750.00</b>
<b>Maintenance &amp; Repairs</b>								
5803 - Pest Control	0.00	225.00	(225.00)	406.73	450.00	(43.27)	2,700.00	2,293.27
5804 - Maintenance Supplies	361.57	334.00	27.57	800.29	667.00	133.29	4,000.00	3,199.71
5805 - Truck Maintenance & Fuel	100.00	209.00	(109.00)	234.00	417.00	(183.00)	2,500.00	2,266.00
5811 - Equipment Maint. Misc & Fuel	163.58	125.00	38.58	163.58	250.00	(86.42)	1,500.00	1,336.42
5900 - Building Maintenance	150.31	500.00	(349.69)	150.31	1,000.00	(849.69)	6,000.00	5,849.69
<b>Total Maintenance &amp; Repairs</b>	<b>775.46</b>	<b>1,393.00</b>	<b>(617.54)</b>	<b>1,754.91</b>	<b>2,784.00</b>	<b>(1,029.09)</b>	<b>16,700.00</b>	<b>14,945.09</b>
<b>Reserves and Miscellaneous</b>								
6102 - Association Income Tax	0.00	59.00	(59.00)	0.00	117.00	(117.00)	700.00	700.00
6103 - Truck Taxes	1,444.89	59.00	1,385.89	1,444.89	117.00	1,327.89	700.00	(744.89)

## Income Statement Report

**Meadow Hill, Inc.**

**Meadow Hill, Inc.**

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserves and Miscellaneous</b>								
6105 - Contribution To Reserves General	15,499.00	7,750.00	7,749.00	15,499.00	15,499.00	0.00	92,999.00	77,500.00
6120 - WF Loan # 75521651 Interest	1,061.21	0.00	1,061.21	2,107.78	0.00	2,107.78	0.00	(2,107.78)
<b>Total Reserves and Miscellaneous</b>	<b>18,005.10</b>	<b>7,868.00</b>	<b>10,137.10</b>	<b>19,051.67</b>	<b>15,733.00</b>	<b>3,318.67</b>	<b>94,399.00</b>	<b>75,347.33</b>
<b>Total Meadow Hill, Inc. Expense</b>	<b>115,156.68</b>	<b>51,085.00</b>	<b>64,071.68</b>	<b>178,879.29</b>	<b>102,164.00</b>	<b>76,715.29</b>	<b>694,090.00</b>	<b>515,210.71</b>
<b>Total Meadow Hill, Inc. Income / (Loss)</b>	<b>(5,178.18)</b>	<b>6,753.00</b>	<b>(11,931.18)</b>	<b>6,082.72</b>	<b>13,517.00</b>	<b>(7,434.28)</b>	<b>0.00</b>	<b>(6,082.72)</b>



## Income Statement Report

### Meadow Hill, Inc.

### Meadow Hill, Inc-Reserve

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
<b>Income</b>								
<b>Interest/Reserve Income</b>								
4500 - Reserve Contributions	15,499.00	7,452.00	8,047.00	15,499.00	14,902.00	597.00	89,422.00	73,923.00
4502 - Interest Income Reserves	16.50	0.00	16.50	35.53	0.00	35.53	0.00	(35.53)
<b>Total Interest/Reserve Income</b>	<b>15,515.50</b>	<b>7,452.00</b>	<b>8,063.50</b>	<b>15,534.53</b>	<b>14,902.00</b>	<b>632.53</b>	<b>89,422.00</b>	<b>73,887.47</b>
<b>Total Meadow Hill, Inc-Reserve Income</b>	<b>15,515.50</b>	<b>7,452.00</b>	<b>8,063.50</b>	<b>15,534.53</b>	<b>14,902.00</b>	<b>632.53</b>	<b>89,422.00</b>	<b>73,887.47</b>
<b>Expense</b>								
<b>Capital Improvements</b>								
7208 - Special Assessment Projects	52,878.00	2,916.00	49,962.00	52,878.00	5,833.00	47,045.00	35,000.00	(17,878.00)
7226 - Flat Roofs - Small	0.00	809.00	(809.00)	0.00	1,617.00	(1,617.00)	9,700.00	9,700.00
7227 - Flat Roofs - Large	0.00	2,834.00	(2,834.00)	0.00	5,667.00	(5,667.00)	34,000.00	34,000.00
7229 - Contingencies	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
<b>Total Capital Improvements</b>	<b>52,878.00</b>	<b>7,393.00</b>	<b>45,485.00</b>	<b>52,878.00</b>	<b>14,784.00</b>	<b>38,094.00</b>	<b>88,700.00</b>	<b>35,822.00</b>
<b>Total Meadow Hill, Inc-Reserve Expense</b>	<b>52,878.00</b>	<b>7,393.00</b>	<b>45,485.00</b>	<b>52,878.00</b>	<b>14,784.00</b>	<b>38,094.00</b>	<b>88,700.00</b>	<b>35,822.00</b>
<b>Total Meadow Hill, Inc-Reserve Income / (Loss)</b>	<b>(37,362.50)</b>	<b>59.00</b>	<b>(37,421.50)</b>	<b>(37,343.47)</b>	<b>118.00</b>	<b>(37,461.47)</b>	<b>722.00</b>	<b>38,065.47</b>
<b>Total Association Net Income / (Loss)</b>	<b>(42,540.68)</b>	<b>6,812.00</b>	<b>(49,352.68)</b>	<b>(31,260.75)</b>	<b>13,635.00</b>	<b>(44,895.75)</b>	<b>722.00</b>	<b>31,982.75</b>

**Accounts Payable Open Items**  
**Meadow Hill, Inc.**  
As of Tue Feb 28, 2023

Period	Invoice Date	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
<b>Eversource (E) - P. O. Box 56002, Boston, MA 02205-6002 - (888) 783-6618</b>								
February, 2023	02/23/2023	022323-2029	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5169 719 2029	1/25/23-2/23/23	36.10
		022323-2008	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5162 529 2008	1/25/23-2/23/23	28.19
		022323-2068	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5161 619 2068	1/25/23-2/23/23	11.00
		022323-2052	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5159 819 2052	1/25/23-2/23/23	24.75
		022323-2090	1361 - 5200 - Electricity	02/23/2023	03/03/2023	Acct # 5164 219 2090	1/25/23-2/23/23	73.59
		022323-2017	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5134 519 2017	1/25/23-2/23/23	13.40
		022323-2075	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5118 719 2075	1/25/23-2/23/23	13.06
		022323-2018	1361 - 5200 - Electricity	02/23/2023	03/03/2023	Acct # 5124 519 2018	1/25/23-2/23/23	88.74
		022323-2040	1361 - 5200 - Electricity	02/23/2023	03/03/2023	Acct # 5139 519 2040	1/25/23-2/23/23	319.52
		022323-2005	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5154 529 2005	1/25/23-2/23/23	37.82
		022323-2038	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5137 129 2038	1/25/23-2/23/23	48.49
		022323-2069	1361 - 5200 - Electricity	02/23/2023	03/01/2023	Acct # 5113 619 2069	1/25/23-2/23/23	9.62
		022323-2014	1361 - 5200 - Electricity	02/23/2023	03/03/2023	Acct # 5116 519 2014	1/25/23-2/23/23	111.78
		022323-2019	1361 - 5200 - Electricity	02/23/2023	03/03/2023	Acct # 5133 519 2019	1/25/23-2/23/23	88.53
<b>Total Eversource (E):</b>								<b>904.59</b>
<b>Imagineers, LLC - 635 Farmington Avenue, Hartford, CT 06105 - (860) 247-2318</b>								
January, 2023	12/31/2022	AR051577-COM	1361 - 5407 - Insurance Loss Expense	01/01/2023	03/01/2023	Claim# 06C00716 progress invoice	6 & 10 Hollister Way	17,516.51
February, 2023	06/30/2022	AR043793-COM	1361 - 5407 - Insurance Loss Expense	02/01/2023	03/01/2023	Claim# 06C00716	6/2022	11,980.00
	01/31/2023	AR052615-COM	1361 - 5407 - Insurance Loss Expense	02/01/2023	03/02/2023	Progress Invoice 66% - fire claim	6 & 10 Hollister Way	40,171.50
<b>Total Imagineers, LLC:</b>								<b>69,668.01</b>
<b>Meadow Hill, Inc. - C/O Imagineers, LLC, Hartford, CT 06105</b>								
October, 2022	10/01/2022	10/2022-LR	1361 - 2103 - Due to Reserves	10/01/2022		Pay Off Loan from Reserve	10/2022	4,000.00
November, 2022	11/01/2022	11/2022-LR	1361 - 2103 - Due to Reserves	11/01/2022		Pay Off Loan from Reserve	11/2022	4,000.00
	11/10/2022	11/2022-L	1361 - 2107 - Due to Reserves - Windsor Fed Payoff	11/10/2022		Repayment of Loan from Reserves	11/2022	3,485.28
December, 2022	12/01/2022	12/2022-LR	1361 - 2103 - Due to Reserves	12/01/2022		Pay Off Loan from Reserve	12/2022	4,000.00
		12/2022-RC	1361 - 6105 - Contribution To Reserves General	12/01/2022		Reserve Contribution	12/2022	7,452.00
January, 2023	01/01/2023	01/2023-LR	1361 - 2103 - Due to Reserves	01/01/2023		Pay Off Loan from Reserve	01/2023	4,000.00
<b>Total Meadow Hill, Inc.:</b>								<b>26,937.28</b>
<b>The Metropolitan District Co. - PO Box 990092, Hartford, CT 06199-0092 - (860) 278-0127</b>								
February, 2023	02/06/2023	100000189382	1361 - 5206 - Water	02/06/2023		1489 Main St. Acct # 21019066	12/30/22-1/31/23	2,715.83
<b>Total The Metropolitan District Co.:</b>								<b>2,715.83</b>
<b>Total report:</b>								<b>100,225.71</b>

**Cash Disbursement by Vendor**  
**Meadow Hill, Inc.**  
Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b>All Waste Inc.</b>					
Check Date: 02/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000422	Check Amount: 2,617.36		
	1361 - 5210 - Trash Removal		01/01/2023 Monthly Services	01/2023	2,617.36
Check Date: 02/08/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000425	Check Amount: 2,656.62		
	1361 - 5210 - Trash Removal		02/01/2023 Monthly Services	02/2023	2,656.62
				<b>Total for All Waste Inc.</b>	<b>5,273.98</b>
<b>Alwire Project Engineering LLC</b>					
Check Date: 02/16/2023	Bank: Windsor Federal Bank	Check Number: 00001003	Check Amount: 52,878.00		
	1361RES - 7208 - Special Assessment Projects		02/16/2023 Aluminum Wire	14 units	52,878.00
				<b>Total for Alwire Project Engineering LLC</b>	<b>52,878.00</b>
<b>Anthem Blue Cross &amp; Blue Shield</b>					
Check Date: 02/28/2023	Bank: Pacific Premier Bank - OP	Check Number: 02272023	Check Amount: 291.57		
	1361 - 5403 - Health Insurance		02/28/2023 Health Insurance	02/2023	291.57
				<b>Total for Anthem Blue Cross &amp; Blue Shield</b>	<b>291.57</b>
<b>Bouvier Insurance</b>					
Check Date: 02/09/2023	Bank: Pacific Premier Bank - OP	Check Number: 02092023	Check Amount: 2,246.00		
	1361 - 1701 - Prepaid Insurance		02/09/2023 Umbrella73862449; 1/1/23-24	MEADHIL-02	2,246.00
				<b>Total for Bouvier Insurance</b>	<b>2,246.00</b>
<b>Cigna + Oscar</b>					
Check Date: 02/02/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500049	Check Amount: 2,055.61		
	1361 - 5403 - Health Insurance		02/02/2023 Monthly Healthy Insurance	02/2023	2,055.61
				<b>Total for Cigna + Oscar</b>	<b>2,055.61</b>
<b>Connecticut Natural Gas Corporation</b>					
Check Date: 02/01/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000416	Check Amount: 1,132.39		
	1361 - 5205 - Gas		01/17/2023 Account # 040-0010385-5793	12/13/22-1/12/23	1,132.39
Check Date: 02/27/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000438	Check Amount: 1,655.12		
	1361 - 5205 - Gas		02/14/2023 Account # 040-0010388-4033	1/13/23-2/10/23	315.48
	1361 - 5205 - Gas		02/14/2023 Account # 040-0010386-3060	1/13/23-2/10/23	122.89
	1361 - 5205 - Gas		02/14/2023 Account # 040-0010387-9819	1/13/23-2/10/23	208.76
	1361 - 5205 - Gas		02/14/2023 Account # 040-0010385-5793	1/13/23-2/10/23	1,007.99
				<b>Total for Connecticut Natural Gas Corporation</b>	<b>2,787.51</b>

**Cash Disbursement by Vendor**  
**Meadow Hill, Inc.**  
Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b>Covert, Darien</b>					
Check Date: 02/02/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500050	Check Amount: 30.00		
	1361 - 5503 - Payroll-Bonus	02/02/2023	Additional Bonus - per Board	2022	30.00
				<b>Total for Covert, Darien</b>	<b>30.00</b>
<b>Curtis, Mike</b>					
Check Date: 02/02/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500051	Check Amount: 20.00		
	1361 - 5503 - Payroll-Bonus	02/02/2023	Additional bonus - per Board	2022	20.00
				<b>Total for Curtis, Mike</b>	<b>20.00</b>
<b>Eversource (E)</b>					
Check Date: 02/01/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000419	Check Amount: 211.87		
	1361 - 5200 - Electricity	01/26/2023	Acct # 5161 619 2068	12/27/22-1/25/23	10.63
	1361 - 5200 - Electricity	01/26/2023	Acct # 5159 819 2052	12/27/22-1/25/23	25.46
	1361 - 5200 - Electricity	01/26/2023	Acct # 5162 529 2008	12/27/22-1/25/23	22.15
	1361 - 5200 - Electricity	01/26/2023	Acct # 5169 719 2029	12/27/22-1/25/23	35.32
	1361 - 5200 - Electricity	01/26/2023	Acct # 5154 529 2005	12/27/22-1/25/23	37.64
	1361 - 5200 - Electricity	01/26/2023	Acct # 5134 519 2017	12/27/22-1/25/23	10.93
	1361 - 5200 - Electricity	01/26/2023	Acct # 5137 129 2038	12/27/22-1/25/23	47.86
	1361 - 5200 - Electricity	01/26/2023	Acct # 5113 619 2069	12/27/22-1/25/23	9.62
	1361 - 5200 - Electricity	01/26/2023	Acct # 5118 719 2075	12/27/22-1/25/23	12.26
Check Date: 02/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000421	Check Amount: 577.98		
	1361 - 5200 - Electricity	01/26/2023	Acct # 5164 219 2090	12/27/22-1/25/23	72.22
	1361 - 5200 - Electricity	01/26/2023	Acct # 5139 519 2040	12/27/22-1/25/23	320.41
	1361 - 5200 - Electricity	01/26/2023	Acct # 5116 519 2014	12/27/22-1/25/23	100.25
	1361 - 5200 - Electricity	01/26/2023	Acct # 5124 519 2018	12/27/22-1/25/23	85.10
Check Date: 02/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000423	Check Amount: 85.36		
	1361 - 5200 - Electricity	01/26/2023	Acct # 5133 519 2019	12/27/22-1/25/23	85.36
Check Date: 02/09/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000428	Check Amount: 909.01		
	1361 - 5200 - Electricity	02/01/2023	Acct # 5136 679 2073	12/8/22-1/10/23	909.01
Check Date: 02/10/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000429	Check Amount: 103.65		
	1361 - 5200 - Electricity	02/01/2023	Acct # 5184 820 0143	12/27/22-1/25/23	91.01
	1361 - 5200 - Electricity	02/01/2023	Acct # 5130 680 3073	1/3/23-2/1/23	12.64

**Cash Disbursement by Vendor**  
**Meadow Hill, Inc.**  
Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>Eversource (E)</u></b>					
Check Date: 02/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000431	Check Amount: 882.74		
	1361 - 5200 - Electricity	02/07/2023	Acct # 5136 879 2073	1/10/23-2/7/23	882.74
Total for Eversource (E)					2,770.61
<b><u>Flynn, Gene</u></b>					
Check Date: 02/08/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000427	Check Amount: 142.51		
	1361 - 5804 - Maintenance Supplies	01/25/2023	Signs	Reimbursement	142.51
Total for Flynn, Gene					142.51
<b><u>Frontier Communications</u></b>					
Check Date: 02/10/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000430	Check Amount: 56.38		
	1361 - 5211 - Telephone	02/01/2023	Acct 860-037-5165	1/27/23-2/26/23	56.38
Check Date: 02/28/2023	Bank: Pacific Premier Bank - OP	Check Number: 00022323	Check Amount: 132.31		
	1361 - 5211 - Telephone	02/28/2023	Frontier	Online Pmnt	132.31
Total for Frontier Communications					188.69
<b><u>Greater New York Mutual Insurance Co.</u></b>					
Check Date: 02/09/2023	Bank: Pacific Premier Bank - OP	Check Number: 00020923	Check Amount: 14,219.70		
	1361 - 2101 - Insurance payable	02/09/2023	GNV 6106M57670; 1/1/23-24	due 2/2/23	14,219.70
Check Date: 02/23/2023	Bank: Pacific Premier Bank - OP	Check Number: 02232023	Check Amount: 14,219.70		
	1361 - 2101 - Insurance payable	02/23/2023	GNV 6106M57670; 1/1/23-24	due 03/03/2023	14,219.70
Total for Greater New York Mutual Insurance Co.					28,439.40
<b><u>Home Depot Credit Services</u></b>					
Check Date: 02/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000437	Check Amount: 240.40		
	1361 - 5804 - Maintenance Supplies	02/01/2023	Inv 3612254	1/27/23	55.94
	1361 - 5804 - Maintenance Supplies	02/01/2023	Inv 9512009	1/27/23	142.58
	1361 - 5804 - Maintenance Supplies	02/01/2023	Inv 1626352	1/27/23	37.26
	1361 - 5804 - Maintenance Supplies	02/01/2023	Inv 4514205	1/27/23	35.85
	1361 - 5804 - Maintenance Supplies	02/01/2023	Inv 6901205	1/27/23	(8.42)
	1361 - 5804 - Maintenance Supplies	02/01/2023	Inv 7902373	1/27/23	(22.81)
Total for Home Depot Credit Services					240.40
<b><u>Imagineers, LLC</u></b>					
Check Date: 02/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000424	Check Amount: 2,748.86		
	1361 - 5100 - Management Fee	01/01/2023	Management Fee	1/23	2,748.86

**Cash Disbursement by Vendor**  
**Meadow Hill, Inc.**  
Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>Imagineers, LLC</u></b>					
Check Date: 02/08/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000426	Check Amount: 50.00		
	1361 - 5308 - Miscellaneous Admin		01/23/2023 Secretary Of State- Annual Report 201	1/23/23	50.00
Check Date: 02/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000433	Check Amount: 2,748.86		
	1361 - 5100 - Management Fee		02/01/2023 Management Fee	2/2023	2,748.86
			Total for Imagineers, LLC		5,547.72
<b><u>J. P. Carroll Construction Inc</u></b>					
Check Date: 02/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000434	Check Amount: 275.31		
	1361 - 5900 - Building Maintenance		02/01/2023 Roof Leak Repair	276 Hollister Way	275.31
			Total for J. P. Carroll Construction Inc		275.31
<b><u>Jim Fuda</u></b>					
Check Date: 02/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000436	Check Amount: 159.42		
	1361 - 5308 - Miscellaneous Admin		02/09/2023 Zoom Account	Reimbursement	159.42
			Total for Jim Fuda		159.42
<b><u>Meadow Hill, Inc.</u></b>					
Check Date: 02/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000435	Check Amount: 4,000.00		
	1361 - 2103 - Due to Reserves		02/01/2023 Pay Off Loan from Reserve	02/2023	4,000.00
			Total for Meadow Hill, Inc.		4,000.00
<b><u>Sandler &amp; Hansen, LLC</u></b>					
Check Date: 02/01/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000418	Check Amount: 530.25		
	1361 - 5101 - Legal Fees		01/05/2023 Professional Services	12/2022	94.50
	1361 - 5101 - Legal Fees		01/05/2023 Professional Services	2022 Fire Restoratio	435.75
Check Date: 02/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000432	Check Amount: 708.00		
	1361 - 5101 - Legal Fees		02/07/2023 Professional Services	2/7/23	408.75
	1361 - 5101 - Legal Fees		02/07/2023 Professional Services	2/7/23	299.25
			Total for Sandler & Hansen, LLC		1,238.25
<b><u>Southdata Inc.</u></b>					
Check Date: 02/01/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000417	Check Amount: 240.64		
	1361 - 5308 - Miscellaneous Admin		01/01/2023 Coupons, Envelops, Postage	2023	240.64
			Total for Southdata Inc.		240.64

**Cash Disbursement by Vendor**  
**Meadow Hill, Inc.**  
Wed Feb 01, 2023 thru Tue Feb 28, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>The Metropolitan District Co.</u></b>					
Check Date: 02/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000420	Check Amount:	2,664.61	
	1361 - 5206 - Water	01/05/2023	1489 Main St. Acct # 21019066	12/1/22-12/29/22	2,664.61
			Total for The Metropolitan District Co.		2,664.61
<b><u>Town of Glastonbury</u></b>					
Check Date: 02/23/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500052	Check Amount:	1,444.89	
	1361 - 6103 - Truck Taxes	02/23/2023	Grand List 2019-03-0532961 added bi 2016 Ford F350		684.50
	1361 - 6103 - Truck Taxes	02/23/2023	Grand List 2020-03-0532961 added bi 2016 Ford F350		700.87
	1361 - 6103 - Truck Taxes	02/23/2023	Grand List 2021-04-0802966 added bi 2016 Ford F350		59.52
			Total for Town of Glastonbury		1,444.89
<b><u>Windsor Federal Savings</u></b>					
Check Date: 02/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 02162023	Check Amount:	1,061.21	
	1361 - 6120 - WF Loan # 75521651 Interest	02/16/2023	WF Loan # 75521651: Interest	02/2023	1,061.21
			Total for Windsor Federal Savings		1,061.21
			Total for Meadow Hill, Inc.		113,996.33



## PROJECT LIST



## 2023 Project List

<b>Freq</b>	<b>Year</b>	<b>DateBy</b>	<b>MAINTENANCE PROJECT LIST</b>
Annual	2023	15-Mar	Put out wooden benches
Annual	2023	30-Mar	Power Wash Tennis Courts
Special	2023	30-Mar	Paint unit numbers white for safety and higher visibility
Annual	2023	1-Apr	Open Tennis Courts
Annual	2023	15-Apr	Start AC Clubhouse and Hollister House
Annual	2023	15-Apr	Paint all safety stripes
Special	2023	15-Apr	Hollister House - basement steps, bathroom floor replace, toilet repla
Annual	2023	30-Apr	Inspect walkways
Annual	2023	15-May	Rototill, prepare Garden
Annual	2023	15-May	Order mulch and distribute
Annual	2023	31-May	Startup irrigation systems
Annual	2023	31-May	Close Greenhouse
Annual	2023	31-May	Inspect and support stone walls and public stairs
Annual	2023	31-May	Open Pool
Annual	2023	31-May	Add sand to horseshoe pits
Annual	2023	1-Jul	Jet Washing/Clean Sewer Line 100/102 HWS
Special	2023	31-Jul	Fence replacement in Maintenance/Barn area
Evry3	2023	31-Jul	Paint fence posts around stable and paddock.
Evry3	2023	31-Jul	Paint fence at main entrance to barn.
Evry5	2023	WhenSchd	Facilitate Painting Fire Hydrants
Annual	2023	31-Aug	Power Wash one-third of buildings annually
Annual	2023	31-Aug	Consider crack filling for winter
Annual	2023	10-Sep	Arrange Brush Hog Bottom Hill to Paddock Fence and Tree Line
Annual	2023	1-Oct	Close Pool
Annual	2023	15-Oct	Close irrigation systems
Annual	2023	15-Oct	Open Greenhouse
Annual	2023	31-Oct	Most Needed Roofs, Cleaning of Moss
Annual	2023	31-Oct	Close Tennis Courts
Annual	2023	31-Oct	Inspect Heat Tape
Annual	2023	31-Oct	Inspect Flat Roofs
Special	2023	31-Oct	Paint Garage Doors (COMPLETE PROJECT)
Annual	2023	10-Nov	Clear Brush North and South Slopes
Annual	2023	15-Nov	Order road salt
Annual	2023	15-Nov	Take in wooden benches
Annual	2023	30-Nov	Inspect water heaters and smoke detectors
AsReq	2023	AsReq	Clean Dryer Vents
AsReq	2023	AsReq	Clean Gutters
AsReq	2023	AsReq	Supervise contracts and special projects
AsReq	2023	AsReq	Snow plowing and shovelling
AsReq	2023	AsReq	Plant and pull shrubs when requested by grounds committee

<u>Freq</u>	<u>Year</u>	<u>DateBy</u>	<u>MAINTENANCE PROJECT LIST</u>
AsReq	2023	AsReq	Repair/replace broken fence sections
AsReq	2023	AsReq	Repair concrete steps
AsReq	2023	AsReq	Minor repair to stone walls.
AsReq	2023	AsReq	Attend to pipe and roof leaks
Daily	2023	Daily	Set sprinkler hoses for north and south entrances
Daily	2023	Daily	Pick up any loose sticks around property
Daily	2023	Daily	Check pool ph 3 times daily
Daily	2023	Daily	Pick up any loose sticks around property
Daily	2023	Daily	Skim pool for leaves-check filters-check pool level
Daily	2023	Daily	Clean pool chairs and tables of bird droppings
Monthly	2023	Monthly	Setup Clubhouse for Executive Board meetings etc.
Semi_An	2023	Semi_An	Replace furnace filters
Semi_An	2023	Semi_An	Dump Runs
Semi_An	2023	Semi_An	Change times, outside lights, daylight savings etc.
Semi_An	2023	Semi_An	Clean shuffleboard and horseshoe storage units
Weekly	2023	Weekly	Inspect mowing/blowing, weeding done by contractor
Weekly	2023	Weekly	Inspect property and report issues needing attention.
Weekly	2023	Weekly	Clean pool tables
Weekly	2023	Weekly	Replace toilet supplies, light bulbs, etc.

<u>RECURRING PROJECTS FOR FUTURE YEARS</u>			
Evry5-7	2024	30-Sep	Paint Barn
Evry5-7	2024	30-Sep	Paint faded garage doors
Ev\ry 3	2025	31-Jul	Paint brown lamp posts
Evry3	2025	20-Jul	Paint wrought iron railings within complex
Evry3	2025	31-Jul	Power Wash Paddock Fence, both sides
Evry5-7	2025	1-May	Paint lines on tennis courts
Evry5-7	2025	31-Aug	Paint exterior clubhouse
Evry5-7	2025	30-Sep	Arrange painting vent pipes on roofs
Evry3	2026	31-Jul	Paint Brown Lamp Posts
Evry5-7	2026	31-Oct	Paint utility doors, attac entrances, steps to pool and clubhouse
Evry5-7	2026	31-Oct	Paint sides and tops around garage doors
Evry5-7	2027	31-Jul	Paint Trash Container Doors



## SERVICE REQUEST LOG

Dates: 03/06/2017 to 03/07/2023

## Meadow Hill Incorporated Report

 Open

 IMAGINEERS LLC

Unit	State	Type	Assigned	WO ID	Expenditure	Schedule
COMMON AREA Not Specified	OPEN	Grounds / Painting	Covert, Darien	529311	Hours: null Labor: Mats:	CREATED: 03/02/2023 2:52 PM Merritt, Danielle  LAST UPDATED: 03/02/2023 2:53 PM Merritt, Danielle
Note: Repair and Paint - Please repair and paint the shuffle board cabinet near the tennis courts.						
89 Hollister Way North Glastonbury, CT 06033  89 Hollister Way North - Unit: 1  OWNER:  Susan M. Gainey  ACCOUNT ID:  n/a	OPEN	Roofing / Repair	Covert, Darien	526262	Hours: null Labor: Mats:	CREATED: 02/15/2023 2:48 PM Merritt, Danielle  LAST UPDATED: 02/15/2023 2:50 PM Merritt, Danielle
Note: Leak - Kitchen leak near light- Please evaluate.						
COMMON AREA 7-10 buildings at Meadow Hill- Hollister Way in Glastonbury	OPEN	General / Roof/Shingle	0-outside, contractor	524516	Hours: null Labor: Mats:	CREATED: 02/07/2023 12:06 PM Merritt, Danielle  LAST UPDATED: 02/07/2023 12:08 PM Merritt, Danielle
Note: Roof Proposal - Please send an estimate for re-pitching the roofs Please reach out to Darien to schedule and coordinate .						
COMMON AREA Not Specified	OPEN	Grounds / Lights	Covert, Darien	521057	Hours: null Labor: Mats:	CREATED: 01/23/2023 10:37 AM Merritt, Danielle  LAST UPDATED: 01/23/2023 10:38 AM Merritt, Danielle
Note: Lightbulb Change - parking lot M has a(tell) lamp post that needs a bulb change.						
COMMON AREA Not Specified	OPEN	General / Roof/Shingle	Klaus Larsen LLC / Contact, Company	513974	Hours: null Labor: Mats:	CREATED: 12/20/2022 9:33 AM Merritt, Danielle  LAST UPDATED: 02/28/2023 11:36 PM Support, Pitera
Note: Repair Roof Leak - Please repair the barn roof - there is an active leak.						

COMMON AREA Not Specified	OPEN	General / N/A	Covert, Darien	510774	Hours: null Labor: Mats:	CREATED: 12/05/2022 9:26 AM Merritt, Danielle  LAST UPDATED: 01/10/2023 9:20 AM Merritt, Danielle
Note: Damaged Garage Side - A charity truck damaged a piece of siding on the garage. Please repair.						
COMMON AREA Not Specified	OPEN	Grounds / N/A	Covert, Darien	509969	Hours: null Labor: Mats:	CREATED: 11/30/2022 3:57 PM Merritt, Danielle  LAST UPDATED: 12/06/2022 10:24 AM Merritt, Danielle
Note: Stone wall repair - There is a small stone retaining wall and people are stepping on the wall to through out trash. Please repair stone wall. To the west of the tennis courts.						
129 Hollister Way North Glastonbury, CT 06033  129 Hollister Way North - Unit: 1  OWNER:  Flynn, Norma  ACCOUNT ID:  n/a	OPEN	Building Repair / Trim Repair	Covert, Darien	505917	Hours: null Labor: Mats:	CREATED: 11/09/2022 2:28 PM Flynn, Norma  LAST UPDATED: 01/10/2023 9:21 AM Merritt, Danielle
Note: Garage Trim Repair - Garage 129 - Some unknown vehicle hit the trim around my garage door this morning. It occurred sometime between 8am and 2pm. I do not know who did this but the parking area in front of my garage is often used for vehicles wishing to turn around on Hollister Way North. Darien has been notified and has seen the damage..						
168 Hollister Way South Glastonbury, CT 06033  168 Hollister Way South - Unit: 1  OWNER:  Susan Hutt  ACCOUNT ID:  n/a	OPEN	Plumbing / Spigot	Covert, Darien	498824	Hours: null Labor: Mats:	CREATED: 10/11/2022 10:22 AM Merritt, Danielle  LAST UPDATED: 10/12/2022 3:38 PM Merritt, Danielle
Note: Outdoor Spigot repair - Please replace outdoor water spigot.						
126 Hollister Way South Glastonbury, CT 06033  126 Hollister Way South - Unit: 1  OWNER:  Judith Gregg  ACCOUNT ID:  n/a	OPEN	Building Repair / Siding	Covert, Darien	486265	Hours: null Labor: Mats:	CREATED: 08/22/2022 10:10 AM Merritt, Danielle  LAST UPDATED: 12/06/2022 10:26 AM Merritt, Danielle
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
168 Hollister Way South - Unit: 1	Note: Garage Door Trim - Please repair the trim on the left side of garage Door.					LAST UPDATED: 09/08/2022 12:20 PM Merritt, Danielle
OWNER:  Susan Hutt  ACCOUNT ID:  n/a						
203 Hollister Way North Glastonbury, CT 06033	OPEN	Building Repair / Siding	Covert, Darien	456457	Hours: null Labor: Mats:	CREATED: 05/04/2022 12:51 PM Merritt, Danielle
203 Hollister Way North - Unit: 1	Note: Damaged Siding - Please repair the siding that was damaged.					LAST UPDATED: 10/25/2022 10:07 AM Merritt, Danielle
OWNER:  Barbara Massy  ACCOUNT ID:						
199 Hollister Way North Glastonbury, CT 06033	OPEN	Building Repair / Deck Repair	Covert, Darien	388332	Hours: null Labor: Mats:	CREATED: 08/03/2021 10:23 AM Merritt, Danielle
199 Hollister Way North - Unit: 1	Note: Evaluate & Repair Deck - The unit owner has requested the evaluation and repairs to the deck. She says is is cracking Bill Back to Owner.					LAST UPDATED: 08/03/2021 10:26 AM Merritt, Danielle
OWNER:  Daren Hill  ACCOUNT ID:						
80 Hollister Way South Glastonbury, CT 06033	OPEN	Painting / Deck	Covert, Darien	385002	Hours: null Labor: Mats:	CREATED: 07/22/2021 8:34 AM Merritt, Danielle
80 Hollister Way South - Unit: 1	Note: Repair/Repaint deck - The unit owner has reported that an inspection report reported the possible replacement of certain planks and painting. Please Evaluate the planks and repaint the deck.					LAST UPDATED: 08/12/2021 2:10 PM Figge, Lauren
OWNER:  Val Bellucci  ACCOUNT ID:						

179 Hollister Way North Glastonbury, CT 06033	OPEN	Building Repair / Trim Repair	Covert, Darien	381615	Hours: null Labor: Mats:	CREATED: 07/12/2021 9:48 AM Merritt, Danielle
179 Hollister Way North - Unit: 1	Note: Trim repair - Please Repair the window trim at entrance damaged during the winter.					LAST UPDATED: 07/12/2021 9:50 AM Merritt, Danielle
OWNER:  Edward Litke						
ACCOUNT ID:						
312 Hollister Way West Glastonbury, CT 06033	OPEN	General Repair / N/A	2-On-Site, Superintendent	145376	Hours: null Labor: Mats:	CREATED: 10/26/2018 2:35 PM Lokiec, Patricia
312 Hollister Way West - Unit: 1	Note: Repair Hole in Siding - Repair hole in the siding in front of unit. work order to Darien.					LAST UPDATED: 10/09/2019 10:07 AM McMahon, Dawn
OWNER:  Linda E. Fay						
ACCOUNT ID:  1568020						



## ACTION POINTS PACKAGE





## ACTION POINTS: DISPOSITION REPORT AS OF : 3/7/2023

**ACCOUNT NAME:** Meadow Hill Association, Inc.

**DATE OF SUBJECT BOARD MEETING:** 02/15/2023

**NEXT BOARD MEETING WILL BE HELD ON:** 03/15/2023

Disposition:	Action Point:	Comments:
<b>152878</b> Date: 2/15/2023 Type: Administrative By: sheila duncan Status: DONE	SEND ATTORNEY DRAFT RULES FOR REVIEW AND COMMENT	RESPONSE FROM ATTORNEY WITH COMMENTS SENT TO RULES COMMITTEE FOR REVIEW AND CONSIDERATION
<b>152877</b> Date: 2/22/2023 Type: Administrative By: sheila duncan Status: DONE	BILL BACK HOMEOWNER FOR AFTER HOURS EMERGENCY RESPONSE BY MAINTENANCE STAFF FOR FROZEN PIPE	ACCOUNT HAS BEEN BILLED AND LETTER SENT TO HOMEOWNER
<b>152881</b> Date: 3/7/2023 Type: Administrative By: sheila duncan Status: DONE	RECEIVED RESIGNATION FROM DAWN FAUCHER THAT SHE IS SELLING UNIT AND WILL NO LONGER BE ABLE TO SERVE ON BOARD	BOARD LIST UPDATED ACCORDINGLY
<b>146027</b> 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
<b>152879</b> Date: 3/7/2023 Type: Administrative By: sheila duncan Status: IN PROGRESS	161 HWN VARIANCE REQUEST RECEIVED FOR WALKWAY RENOVATIONS	IN BOARD PACKET FOR REVIEW AND APPROVAL
<b>152880</b> Date: 3/7/2023 Type: Administrative By: sheila duncan Status: IN PROGRESS	VARIANCE REQUEST RECEIVED FOR GENERATOR INSTALLATION	INCLUDED IN BOARD PACKET FOR REVIEW AND CONSIDERATION
<b>152882</b> Date: 3/7/2023 Type: Administrative By: sheila duncan Status: IN PROGRESS	DO NOT PRUNE LIST	AWAITING RESPONSE FROM HOMEOWNER TO MAILING SO LIST CAN BE UPDATED AND FORWARDED TO HIGHLIGHT LANDSCAPING

Number of Action Points on report:

7

## MEADOW HILL - 2023

### 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 <b>Issue electrical usage reimbursement to owners with common element lighting</b> 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 <sup>nd</sup> 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 <sup>st</sup> 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 <sup>nd</sup> 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



February 20, 2023

Jane Marcin  
65 Hollister Way North  
Glastonbury, CT 06033

Re: Meadow Hill, Inc. – Maintenance Bill back after hours emergency

Dear Jane,

Your account is being billed \$125 for the maintenance staff having to respond to your unit on February 4, 2023 to defrost a frozen pipe in your unit. \$125 is the minimum bill back charge for our staff having to respond to after hours emergencies on the property.

Please remit \$125 payable to Meadow Hill, Inc. and mail to 635 Farmington Avenue, Hartford, CT 06105 within 30 days of the date of this letter. Failure to pay by that date will result in late fees being applied to your account.

If you should have any questions in reference to this issue please feel free to contact the Accounting Department at (860) 768-3419.

Thank you for your anticipated cooperation in the above referenced matter.

Sincerely,

Sheila Duncan  
Meadow Hill, Inc.

cc: Board of Directors  
File

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**Hartford Office: 635 Farmington Avenue - Hartford, Connecticut 06105**  
**Seymour Office: 249 West Street - Seymour, Connecticut 06483**

*Affirmative Action/Equal Opportunity Employer*

**From:** [Deb Wellington](#)  
**To:** [Sheila Duncan](#)  
**Subject:** MH Rules feedback  
**Date:** Friday, December 9, 2022 7:51:23 AM

**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.

I only have two comments on the rules....

1. I think that the rules should be available electronically through the Meadow Hill portal so that unit owners can download them and print them out themselves, without having to ask Imagineers for a copy for a fee.

2. Under section 9, motor vehicles. The one lane alley between the units where I live (292 Hollister Way West) should clearly be called out in the rules as for **drop off and pick up only**. It is stated on the signs... and it really needs to be communicated to other unit owners that **it is not intended as a cut through for anyone for any reason** (other than the maintenance guys on occasion).

We have signs that indicate you can not park on the streets overnight at certain hours, and that is called out and reinforced in the rules. It think the use of this pass through area which is meant to be limited to pick up and drop off only, should be included in the rules. It certainly was our impression when we bought at MH that the use of that pass through road would be limited. Only a very few of us live on that pass through. (Five units with direct door access to the alley.) I really don't think the rest of the community should use it as a pass through when they feel like it.

Additionally, it really is a health hazard having vehicles pass through that area constantly. The units are so close to the road, (much closer to the road than any other units on other roads at MH) the exhaust from vehicles is really a health hazard, particularly for older people. People walk and bike through that area all the time, which is fine. It's vehicles that need to be prohibited.

Thank you.

Deb Wellington  
dwellings5@cox.net  
Cell 860 306 4502

**From:** [Victoria German](#)  
**To:** [Sheila Duncan](#)  
**Subject:** RE: Proposed changes to Rules 10.6 and 12.6  
**Date:** Thursday, February 9, 2023 12:37:56 PM

**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.

Hi, Sheila, Could you please forward this on to the Board.

I understand the Board is considering changes/amendments to some of the new Rules. I would like to comment on two of them at this time.

**First: 10.6 Pets are limited to a maximum weight of thirty-five (35) pounds. Existing unit owners with pets exceeding this limit are allowed.**

Personally, I see no reason to make the change. I have never seen the various sizes of dogs living here a problem. Sad to think someone who would like to live here needs to make a

choice between their dog and a new home. However, if a size limitation is considered, I think it should be a range such as 35 to 50 pounds rather than a specific amount.

**Second:** This one I would have missed because it was not bolded or indicated in some other way on the copy of the proposed changes/amendments I viewed: **12.6. Individuals under the age of eighteen (18) years of age are only permitted to use the swimming pool and enclosed pool area during the following hours daily and weekly: 9:00am 1:00pm and 3:00pm 8:00pm**

The previous rule was: **12.6. Individuals under the age of eighteen (18) years of age are only permitted to use the swimming pool and enclosed pool area during the following hours daily and weekly: 9:00am – 1:00pm and 4:00pm – 8:00pm**

This being a 55 and over community, I would think the adult hours at the pool would be given a priority and certainly be more than two hours. Friends of mine that go to the pool regularly seemed to be happy with the three-hour time of 1:00 p.m. to 4:00 p.m.; and I see no reason to make the change. I'm a grandmother, and I think all morning and 4:00 p.m. to 8:00 p.m. is certainly enough time for grandchildren to enjoy our pool. Perhaps limiting some early morning time for folks who might want to do laps would be something to consider.

Thank you.

--

*Vicky*

*Victoria L. Germani, 105 Hollister Way North*

**From:** [nikki schanzer](#)  
**To:** [Sheila Duncan](#)  
**Subject:** new pool hours  
**Date:** Wednesday, January 18, 2023 4:52:07 PM

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**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.

Hi Sheila, just want to put my opinion out there with the new hours for children.

i dont think it's very fair for a 55 and older community to only have two hours a day enjoy that time with reading and quiet. The hours we had before for children 9 - 1 and 4 on, was enough.

A lot of resident here really look forward to the few hours we had to be at the pool to relax or read without children was fair enough. That is how i feel about it. I know i look forward to those 3 hours to the quiet at the pool.

Thank You

Nikki Schanzer 99





## COMMITTEE REPORTS



## OLD BUSINESS



## NEW BUSINESS

**MEADOW HILL, INC.**

**VARIANCE REQUEST**

NAME: Stanley Murzyn UNIT NUMBER: \_\_\_\_\_

ADDRESS: 161 Hollister Way North

Describe in full - attach sketch if necessary:

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

Installation of a walkway/sidewalk which starts at patio slab of this ground-level unit #161, and curves along trajectory of the current flagstone path to terminate at the road/driveway. Also adding a small sloped step/ramp to transition from patio slab to the entryway of the sliding patio door. The walkway will be constructed of 4-foot-wide paver block, while the small step at the patio doorway will be constructed of cement. Removal of 2 small shrubs, as well as trimming of one holly-bush, will be required to access the area for construction. The contractor to do the work is AD Masonry of Glastonbury (Alex), CT Lic# 602717, cell phone number (860) 368-9486. Estimated cost of the work is \$2,400. See attached sketch.

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: Stanley Murzyn Date: 2/20/23

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2/20/23

161 Hollister Way North  
Pathway Proposal  
Stanley Murzyn

Contractor:

Fully Insured & References Available  
CT Lic. #602717

**AD Masonry**

Specializing in:

PATIOS • WALLS • DRIVEWAYS

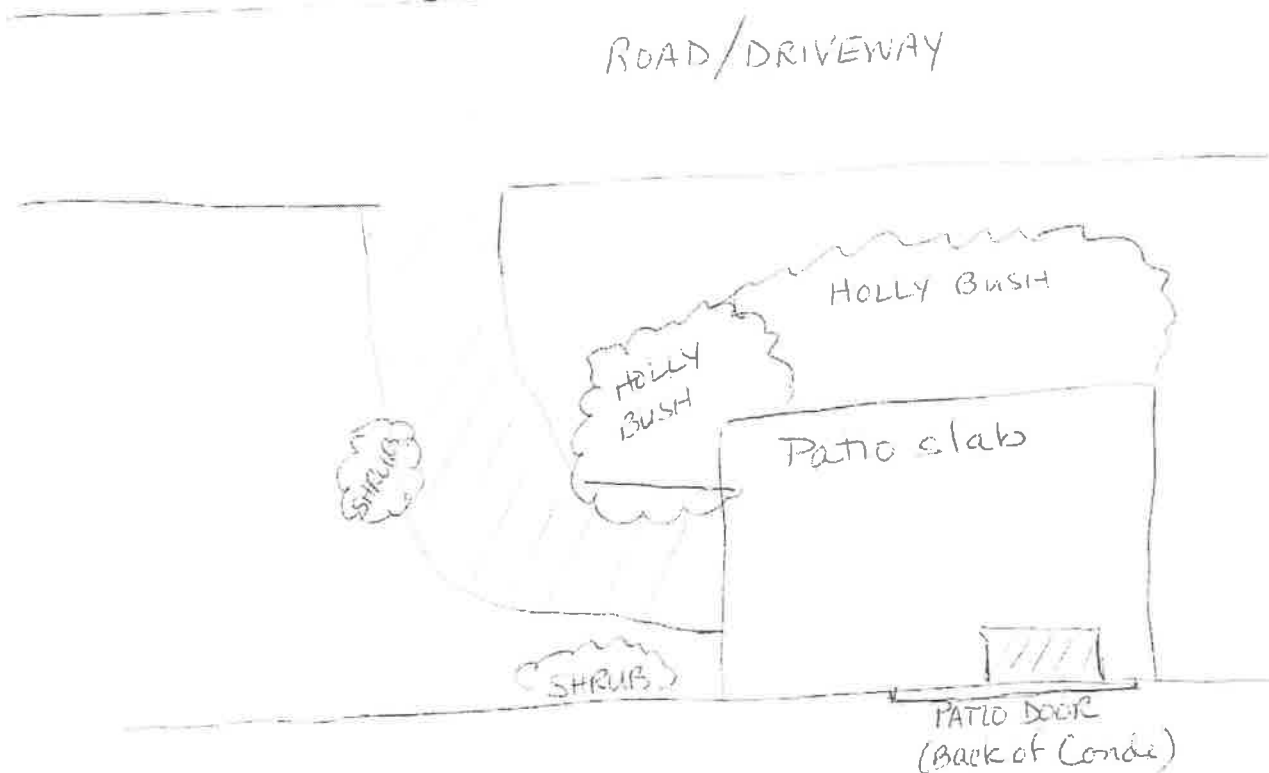
POOLS IN STONE • BRICK • BLUESTONE • PAVERS



**QUALITY WORK AT A REASONABLE PRICE**

Glastonbury, CT  
CALL FOR FREE ESTIMATE

Cell: 860.368.9486  
Office: 860.657.9185



# 161 Condo Unit

KEY:



= new construction areas



ADMAS-2

OP ID: KF

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/23/2023

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 Charles G. Marcus Agency, Inc. 842 Silas Deane Highway P.O. Box 290756 Wethersfield, CT 06129-0756 Dave Canapari	860-563-9353	CONTACT NAME Dave Canapari PHONE (A/C, No, Ext): 860-563-9353 FAX (A/C, No): 860-257-8404 E-MAIL ADDRESS:  INSURER(S) AFFORDING COVERAGE INSURER A: MSA GROUP INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 14788
INSURED A D Masonry 11 Crestin Rd Windsor Locks, CT 06096			

**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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY		MPJ3917P	02/23/2023	02/23/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Excluded) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 OTHER \$
	CLAIMS-MADE X OCCUR					
	GEN L AGGREGATE LIMIT APPLIES PER POLICY PROJECT LOC					
	OTHER					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Excluded) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS					
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY					
	UMBRELLA LIAB OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB CLAIMS-MADE					AGGREGATE \$
	DED RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A			E L EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

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

<b>CERTIFICATE HOLDER</b> Meadow Hill C/O Imagineers LLC 635 Farmington Avenue Hartford, CT 06105	<b>CANCELLATION</b> 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 
---	--

**MEADOW HILL, INC.**

**VARIANCE REQUEST**

NAME: Bonnie Brooks

UNIT NUMBER: 240

ADDRESS: 240 Hollister Way W, Glastonbury, CT

Describe in full - attach sketch if necessary:

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

Installation of Generac stand-by generator. Contractor is CT Home Generator Systems (Newington Electric Co). The certificate of insurance, contractor's license and plot sketch are attached. Please note: Certificate will reflect Meadow Hill once the Board approves and a deposit has been made.

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:

*Bonnie Brooks*

Date: 3/6/2023

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

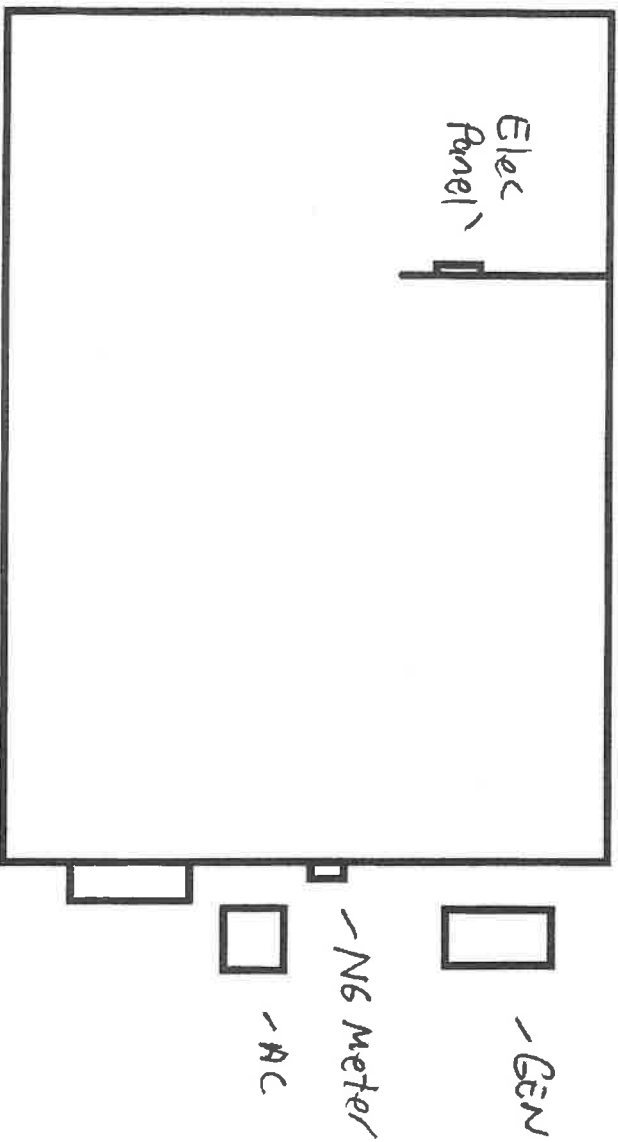
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**INSPECTION REPORT**

Work Completed \_\_\_\_\_ Date \_\_\_\_\_ Inspected By \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLOT PLAN  
Not to scale



Bonnie Brooks  
240 Hollister Way, West  
Glastonbury, CT 06033



10/14/18 kW

# GENERAC®

## GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

10/14/18 kW

1 of 6

### INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Two transfer switch options available:  
100 amp 16 circuit switch or  
200 amp service rated smart switch
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.\*

*\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

[https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973\\_DoC\\_204\\_13204-01-01\\_Rev9.pdf](https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf)

### Standby Power Rating

G007171-0, G007172-0 (Aluminum - Bisque) – 10 kW 60 Hz  
G007223-0, G007224-0, G007225-0 (Aluminum - Bisque) – 14 kW 60 Hz  
G007226-0, G007228-0 (Aluminum - Bisque) – 18 kW 60 Hz



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

## FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® WI-FI CONNECTIVITY:** FREE with select Guardian Series home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE  
GENERAC  
PROMISE



\* Assembled in the USA using domestic and foreign parts

**Features and Benefits****10/14/18 kW****Engine**

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

**Generator**

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to  $\pm 1\%$  prevents damaging voltage spikes.

For your safety.

**Transfer Switch (if applicable)**

- Fully automatic
- NEMA 3R
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Mounts near an existing distribution panel for simple, low-cost installation.

**Evolution™ Controls**

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Select the operating mode and provide easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power is delivered to the home.

Prevents nuisance startups of the engine, adjustable 2–1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load. Setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown. Setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Offers a selectable setting for weekly or monthly operation, providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

**Unit**

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

## 10/14/18 kW

## Features and Benefits

### Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.

Meets IFGC and NFPA 54 installation requirements.

### Connectivity

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor your generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for your specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

## Specifications

## 10/14/18 kW

Generator Model	G007171-0, G007172-0 (10 kW)	G007223-0, G007224-0, G007225-0 (14 kW)	G007226-0, G007228-0 (18 kW)
Rated maximum continuous power capacity (LP)	10,000 Watts*	14,000 Watts*	18,000 Watts*
Rated maximum continuous power capacity (NG)	9,000 Watts*	14,000 Watts*	17,000 Watts*
Rated voltage		240	
Rated maximum continuous load current – 240 volts (LP/NG)	41.7 / 37.5	58.3 / 58.3	75.0 / 70.8
Total Harmonic Distortion		Less than 5%	
Main line circuit breaker	45 Amp	60 Amp	80 Amp
Phase		1	
Number of rotor poles		2	
Rated AC frequency		60 Hz	
Power factor		1.0	
Battery requirement (not included)	12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum		
Unit weight (lb/kg)	338/153	385/175	420/191
Dimensions (L x W x H) in / cm		48 x 25 x 29 / 121.9 x 63.5 x 73.7	
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	61	65	65
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57	55	55
Exercise duration		5 min	

## Engine

Engine		GENERAC G-Force 400 Series		GENERAC G-Force 800 Series	
Engine type		1		2	
Number of cylinders		460 cc		816 cc	
Displacement				Aluminum w/ cast iron sleeve	
Cylinder block				Overhead valve	
Valve arrangement		Solid		Hydraulic	
Lifter type				Solid-state w/ magneto	
Ignition system				Electronic	
Governor system				9.5:1	
Compression ratio				12 VDC	
Starter				Approx. 2.2 qt / 2.1 L	
Oil capacity including filter		Approx. 1.1 qt / 1.0 L		3,600	
Operating rpm					
Fuel consumption					
Natural Gas		ft <sup>3</sup> /hr (m <sup>3</sup> /hr)			
		1/2 Load		195 (5.52)	
		Full Load		256 (7.25)	
		101 (2.86)		169 (4.79)	
		127 (3.60)		247 (6.99)	
Liquid Propane		ft <sup>3</sup> /hr (gal/hr) [L/hr]			
		1/2 Load		65 (1.81) [6.87]	
		Full Load		112 (3.07) [11.61]	
		36 (0.97) [3.66]		62 (1.70) [6.45]	
		54 (1.48) [5.62]		110 (3.02) [11.44]	

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7.0 in water column (0.87-1.74 kPa) for NG, 10-12 in water column (2.49-2.99 kPa) for LP gas. For BTU content, multiply ft<sup>3</sup>/hr x 2,500 (LP) or ft<sup>3</sup>/hr x 1,000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG).

## Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-Weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility voltage loss/Return to utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future sel capable exerciser/Exercise set error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 sec rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271).

\* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). \*\*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

### 10/14/18 kW

#### Limited Circuits Switch Features

- 16 space, 24 circuit. Breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Multi listed for use with 1 in standard, tandem, GFCI, and AFCI breakers from Siemens, Murray, Eaton, and Square D for the most flexible and cost effective install.

#### Dimensions

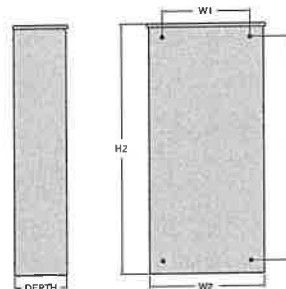
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
cm	67.94	76.43	26.67	34.18	17.54

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
2/0 - #14	2/0 - #14	2/0 - #14

#### Model

	G007172-0 (10 kW)	G007224-0 (14 kW)
No. of poles	2	
Current rating (amps)	100	
Voltage rating (VAC)	120 / 240, 1Ø	
Utility voltage monitor (fixed)*		
-Pick-up	80%	
-Dropout	65%	
Return to utility*	Approx. 15 sec	
Exercises bi-weekly for 5 minutes*	Standard	
ETL or UL Listed	Standard	
Total circuits available	24	
Tandem breaker capabilities	8 tandems	
Circuit breaker protected		
Available RMS Symmetrical	10,000	
Fault Current @ 250 Volts		

\*Function of Evolution controller  
Exercise can be set to weekly or monthly



#### Service Rated Smart Switch Features

- Includes Smart A/C Management (SACM) module standard.
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight large (240 VAC) loads can be managed with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

#### Dimensions

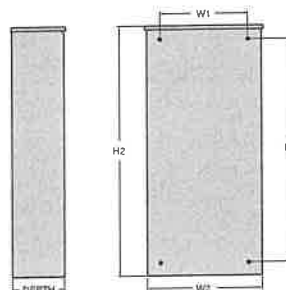
	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.3
cm	67.94	76.45	26.67	34.3	16.01

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
400 MCM - #4	350 MCM - #6	2/0 - #14

#### Model

	G007225-0 (14 kW)	G007228-0 (18 kW)
No. of poles	2	
Current rating (amps)	200	
Voltage rating (VAC)	120/240, 1Ø	
Utility voltage monitor (fixed)*		
-Pick-up	80%	
-Dropout	65%	
Return to utility*	15 sec	
Exercises bi-weekly for 5 minutes*	Standard	
ETL or UL Listed	Standard	
Enclosure type	NEMA/UL 3R	
Circuit breaker protected	22,000	
Lug range	250 MCM - #6	

\*Function of Evolution Controller  
Exercise can be set to weekly or monthly

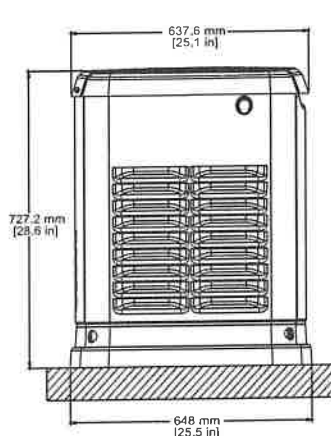


## Available Accessories

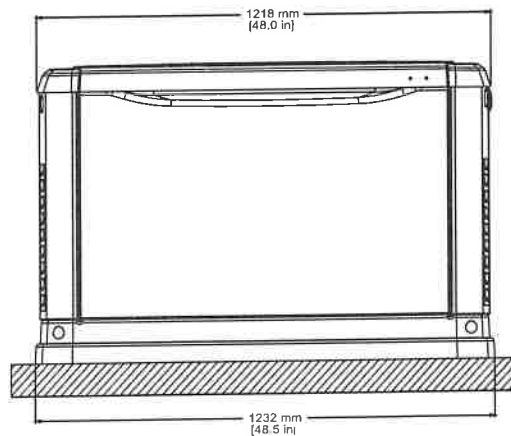
Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006482-0 – 10 kW G007216-0 – 14 / 18 kW	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amps) G007006-0 (100 amps)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 (4G LTE) G007170-0 (Wi-Fi/Ethernet)	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor the status of the generator from anywhere in the world, using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

## Dimensions &amp; UPCs

Model	UPC
G007171-0	696471074680
G007172-0	696471074673
G007223-0	696471082548
G007224-0	696471082555
G007225-0	696471082562
G007226-0	696471082579
G007228-0	696471082586



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/05/2022

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  
**Corporate Risk Solutions**  
**P.O. Box 823**  
**Southington, CT 06489**  
**License #: 1043303**

CONTACT NAME: **Anthony Campanelli**  
PHONE (A/C, No. Ext): **(860)426-1080** FAX (A/C, No): **(860)426-1999**  
E-MAIL ADDRESS: **acampanelli@underwritingpros.com**

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURED  
**NEWINGTON ELECTRIC COMPANY INC**  
**EDWARD INGALLS**  
**72 PANE ROAD**  
**NEWINGTON, CT 06111**

INSURER A: **The Hartford Financial Services Group, Inc.,**INSURER B: **The Hartford Insurance Company**INSURER C: **Hartford Accident and Indemnity Company**INSURER D: **Liberty Mutual Insurance Company**

INSURER E:

INSURER F:

## COVERAGES

CERTIFICATE NUMBER: 00003348-145979

REVISION NUMBER: 1

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 SUBR INSD 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 checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y Y	31 SBA AT0TTJ	07/01/2022	07/01/2023	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>1,000,000</b> MED EXP (Any one person) \$ <b>10,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COM/OP AGG \$ <b>2,000,000</b>
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		31 UEC BC6610	07/01/2022	07/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		31 SBA AT0TTJ	07/01/2022	07/01/2023	EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b>
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	Y XWS 64959468	07/01/2022	07/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>

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

## CERTIFICATE HOLDER

## CANCELLATION

FOR INSURANCE PURPOSES ONLY

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

(AJC)

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STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION  
Be it known that

**EDWARD B INGALLS**  
72 PANE RD  
NEWINGTON, CT 06111-5521

has been certified by the Department of Consumer Protection as a licensed

**ELECTRICAL UNLIMITED CONTRACTOR**

**License # ELC.0103530-E1**

Effective: 10/01/2022

Expiration: 09/30/2023



Michelle Seagull, Commissioner