



MEADOW HILL
BOARD PACKET
August 16, 2023



MEADOW HILL, INC.
BOARD MEETING
August 16, 2023 AGENDA

MEETING TO BE HELD IN PERSON AT CLUBHOUSE
1:30PM BOARD MEETING

EXECUTIVE SESSION MEETING 1:00 – BOARD ONLY

1. Executive Session – 1:00PM - 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

1. Roll Call
2. Presidents Welcome and Remarks
3. Minutes
4. Financial Reports (Treasurer)
5. Maintenance Superintendent Reports
 - Superintendent Report/Maintenance & Work order review
 - Project List
 - Work Orders requested/completed last month
6. Manager's Report
 - Calendar Review
 - Correspondence
7. Committee Report
 - Grounds Committee
 - Tree Committee
 - Communications Committee
 - Maintenance Committee
 - Social Committee
 - Welcome Committee
 - Long Term Planning Committee
8. Open Forum – Owners may provide input, commentary and ask questions (Floor is Open)
9. Old Business
 - Mosquito update
 - Fire Rebuild / Insurance Payments
 - Aluminum Wiring Remediation
 - Adoption of Rule 21.3



- Attorney Sandler responses
 - Dogwood Lane
 - Pedestrian Easement Agreement

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
 - 84 HWS variance request front door and sunroom
 - 7 HWN window replacement
 - Any other homeowner variance requests to approve?
4. Waive Due to Reserve Amount
5. Any other new business to discuss?

11. Adjournment



MINUTES

Meadow Hill Inc.
Executive Board Meeting Minutes
July 19, 2023

Executive Session

The Executive Session convened at 1:00 PM by Manager Sheila Duncan. Board members present- Jim Fuda, Ed Litke, Donna Whalen, Brenda Berk, Walter Brownsword, Ron King. Absent: Dave Faxon.

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

The Executive Session closed at 1:20 PM

Open Session

The Open Session convened at 1:30 PM.

Mr. Fuda called for a motion to accept the Annual Election Meeting. Ms. Whalen made the motion to approve the minutes, Ms. Berk seconded it. Motion passed (6-Yes, 0 No, 1 member absent)

Financial Report

Newly elected treasurer, Ms. Berk, presented her first Meadow Hill Financial Report. She also reported that we received the annual audit report from Tomasetti, Kulas, & Co. The audit was completed without issue and there were no uncorrected misstatements.

Ms. Berk thanked Connie Liscomb for reviewing the audit and making herself available to meet with us to support the transition of responsibilities. Her knowledge is invaluable.

Maintenance

Darien Covert reported that he researched and found spruce fencing for the barn. It will be replaced and painted.

*Caught up on work orders

*Worked on Summer Projects

*Worked on leaks caused by clogged air conditioner drip lines and recommended that residents have their AC inspected annually.

Manager's Report

Ms. Duncan reported that the Fire Rebuild Assessment spreadsheet was approved, and residents will be receiving a packet in the coming week.

Grounds Committee

Mike reported that our second pollinator garden is flourishing and thanked those who watered it. The committee is looking for suggestions for Fall plantings. There is a planned educational presentation in the fall about the importance of pollinator plantings.

Long Term Planning Committee

Mr. Fuda reported that new the Board members will be brought up to speed on plans for the Hollister House. Once that happens, the residents will receive more details.

Social Committee

Ms. Whalen reported that a new Meadow Hill resident, Les Rottner, has a musical trio. He would like to practice at the clubhouse on some Sunday evenings this summer. He has invited the MH Residents to come to the open practices, to listen, dance, and socialize...enjoy a summer evening as a community. Look for a flyer soon!

Hospitality Committee

Nancy Maloney will be unable to continue her work on this committee. We thank her for the time and energy she gave to the committee. Mr. Flynn has outlined the job description for this position. Let us know if you are interested in serving on this committee. We are looking for 2-3 people.

Maintenance Committee

Bob Kolwicz Reported that they continue to work on the tennis courts. He expressed concern that the sprinklers went on even with all the rain. Darien was going to check the sensors.

Open Forum

Eileen Rotharb brought up her concerns about the mosquito problem. A discussion ensued as to their nuisance and risk of disease like West Nile virus.

Roger Bouchard explained that there is a lot of standing water with nowhere to go because of the river flooding and the saturated ground, especially in the paddock area. He offered to go to the town health department to see if they have mosquito biscuits to put in our storm drains.

Ms. Rotharb volunteered to check into the cost of mosquito spraying.

Mr. Fuda will bring these concerns to the maintenance committee and make decisions on how to proceed.

Deb Wellington asked if the letters for the insurance information be emailed to the resident in a PDF format. She explained that many residents do not use Pilera, and this format would reach more people.

Mr. Fuda thanked Deb for her help with the new directory. She was able to provide a map using input from the town and Google Maps.

The newly rewritten Rule 21.3 received favorable responses from the residents present at the meeting. There were a few more suggestions to clarify the rule. Thank you, Mike and Kathy Proulx, Bonnie Brooks, and Kathy McCarthy for your input. The Board will now tweak the rule using some of these suggestions. We assure you the new rule will provide clarity and be respectful and fair.

Deb Wellington proposed we conduct a tax workshop for our residents next year. There are many income-based tax benefits for seniors, and a workshop at Meadow Hill would get the information out to the community.

Old Business

Mr. Fuda updated us on the Aluminum wiring project. We will have all the connectors by the end of July. Alwire will start scheduling two crews to accelerate the project. Residents need to call Angela Heiznan at Alwire for an appointment. Alwire. Their number is 860-604-9539. Please make an appoint as soon as you can. We need to complete this project so we can finalize the costs to the residents.

Mark Pawshuk inquired about the garage rewiring. Mr. Fuda responded by explaining that the meter sockets have been on order for a year. We will keep the residents up to date. Mark also asked if residents could put in a work order request after the meeting. It was decided that work order forms will be available to the residents. They will be placed on the table in the lobby of the clubhouse.

The new Meadow Hill Directory will be going out to be printed and distributed once they return.

Adjournment

Motion to adjourn made by Ron King, seconded by Walter Brownsword. Motion passed (6-Yes, 0-No, 1 member absent)

Adjournment: 2:55 PM

Minutes Approved: July 20,2023, 2:00 PM. Motion to approve the minutes made by Mr. Fuda, seconded by Ms. Berk (Vote: 6-Yes, 0-No, 1 member absent)

Minutes submitted by: Donna Whalen



FINANCIAL REPORT

Balance Sheet Report

Meadow Hill, Inc.

As of July 31, 2023

<u>Assets</u>	<u>Balance Jul 31, 2023</u>	<u>Balance Jun 30, 2023</u>	<u>Change</u>
Operating Cash			
1103 - Webster Debit Checking	3,005.14	1,664.19	1,340.95
1105 - Key Bank - Checking	1,311.78	1,311.78	0.00
1140 - Operating Checking - Pacific Premier Bk	3,522.29	4,617.48	(1,095.19)
1145 - PPB Inc Claim 06C00716	9,550.62	14,482.62	(4,932.00)
1146 - PPB Segregated: SA Wire (Loan) 2023	12,200.85	16,417.10	(4,216.25)
1170 - Segregated Funds - Insurance	20,000.00	1,000.00	19,000.00
Total Operating Cash	49,590.68	39,493.17	10,097.51
Money Market			
1303 - Key Bank Money Market	36,934.61	36,866.37	68.24
1340 - Money Market - Pacific Premier Bank	110,359.02	110,340.28	18.74
Total Money Market	147,293.63	147,206.65	86.98
Certificates of Deposit			
1401 - Key Bank CD	121,784.30	121,784.30	0.00
Total Certificates of Deposit	121,784.30	121,784.30	0.00
Accounts Receivable			
1600 - Accounts receivable	1,971.00	1,924.00	47.00
1602 - A/R Long-Term Special Assessment	683,315.86	683,315.86	0.00
1604 - Accounts Receivable Reserves	150,240.58	142,490.58	7,750.00
1605 - Reserve Recievable - WindsorFed Ln Payof	3,533.89	3,533.89	0.00
Total Accounts Receivable	839,061.33	831,264.33	7,797.00
Prepaid Expenses			
1700 - Prepaid Expenses	131.99	0.00	131.99
1701 - Prepaid Insurance	71,217.80	84,934.40	(13,716.60)
Total Prepaid Expenses	71,349.79	84,934.40	(13,584.61)

Balance Sheet Report

Meadow Hill, Inc.

As of July 31, 2023

	Balance Jul 31, 2023	Balance Jun 30, 2023	Change
Assets			
Fixed Assets/Accum Depreciation			
1806 - Equipment	13,040.89	13,040.89	0.00
1808 - Loan Origination Costs	2,050.00	2,050.00	0.00
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
Total Fixed Assets/Accum Depreciation	10,140.35	10,140.35	0.00
Total Assets	1,239,220.08	1,234,823.20	4,396.88
Liabilities			
Current Payables			
2100 - Accounts payable	174,327.42	151,247.77	23,079.65
2101 - Insurance payable	12,838.08	28,379.72	(15,541.64)
2103 - Due to Reserves	72,538.58	76,538.58	(4,000.00)
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	32,228.50	26,419.50	5,809.00
2302 - Accrued Expenses	22,555.00	20,970.00	1,585.00
Total Current Payables	314,104.19	303,172.18	10,932.01
Prepays			
2208 - Deferred SA Income	494,271.75	488,488.00	5,783.75
Total Prepays	494,271.75	488,488.00	5,783.75

Balance Sheet Report

Meadow Hill, Inc.

As of July 31, 2023

	Balance Jul 31, 2023	Balance Jun 30, 2023	Change
<u>Liabilities</u>			
Long Term Payables			
2403 - Windsor Federal Loan 75521651 - 2022	373,562.00	373,562.00	0.00
Total Long Term Payables	373,562.00	373,562.00	0.00
Reserve for Future Major Repairs & Repl			
2500 - Contract Liability	288,110.80	288,110.80	0.00
Total Reserve for Future Major Repairs & Repl	288,110.80	288,110.80	0.00
Total Liabilities	1,470,048.74	1,453,332.98	16,715.76
<u>Owners' Equity</u>			
Members Equity			
3100 - Members Equity	(194,367.40)	(194,367.40)	0.00
Total Members Equity	(194,367.40)	(194,367.40)	0.00
Replacement Reserves			
3200 - Replacement Reserve	225.72	225.72	0.00
3203 - Fixed Asset Fund	4,472.69	4,472.69	0.00
Total Replacement Reserves	4,698.41	4,698.41	0.00
Total Owners' Equity	(189,668.99)	(189,668.99)	0.00
Net Income / (Loss)	(41,159.67)	(28,840.79)	(12,318.88)
Total Liabilities and Equity	1,239,220.08	1,234,823.20	4,396.88

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

July 01, 2023 thru July 31, 2023

	Current Period		Year to Date (7 months)		Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance
Income						
Association Fee Income						
4100 - Association Fee Income	56,802.00	56,800.00	2.00	397,614.00	397,603.00	11.00
4405 - CAI Rental	695.00	694.00	1.00	4,865.00	4,862.00	3.00
Total Association Fee Income	57,497.00	57,494.00	3.00	402,479.00	402,465.00	14.00
Special Assessment Income						
4201 - Special Assessment Loan 2023	0.00	0.00	0.00	211,512.00	0.00	211,512.00
Total Special Assessment Income	0.00	0.00	0.00	211,512.00	0.00	211,512.00
Income Charged by Unit						
4300 - Late fee income	25.00	38.00	(13.00)	625.00	263.00	362.00
4301 - Miscellaneous income	(5,763.75)	42.00	(5,805.75)	16.36	292.00	(275.64)
4302 - General fine income	0.00	0.00	0.00	50.00	0.00	50.00
4305 - Insufficient funds fee	0.00	0.00	0.00	25.00	0.00	25.00
4306 - Statement fee income	(40.00)	0.00	(40.00)	(70.00)	0.00	(70.00)
4314 - Gate card income	0.00	0.00	0.00	(20.00)	0.00	(20.00)
Total Income Charged by Unit	(5,778.75)	80.00	(5,858.75)	626.36	555.00	71.36
Other Income Assoc Level						
4400 - Clubhouse & Hollister House Income	0.00	63.00	(63.00)	450.00	438.00	12.00
4401 - Insurance claim income	0.00	0.00	0.00	276,051.31	0.00	276,051.31
4406 - Social Fund Income	0.00	188.00	(188.00)	1,200.00	1,313.00	(113.00)
4407 - Ins. Claim Income - unit 227	0.00	0.00	0.00	4,204.53	0.00	4,204.53
Total Other Income Assoc Level	0.00	251.00	(251.00)	281,905.84	1,751.00	280,154.84
Interest/Reserve Income						
4501 - Interest Income Operating	0.17	0.00	0.17	0.17	0.00	0.17
4502 - Interest Income Reserves	(60.91)	17.00	(77.91)	0.00	117.00	(117.00)
Total Interest/Reserve Income	(60.74)	17.00	(77.74)	0.17	117.00	(116.83)
Total Meadow Hill, Inc. Income	51,657.51	57,842.00	(6,184.49)	896,523.37	404,888.00	491,635.37
					694,090.00	(202,433.37)

Income Statement Report
Meadow Hill, Inc.
Meadow Hill, Inc.

July 01, 2023 thru July 31, 2023

Expense	Current Period		Year to Date (7 months)			Annual Budget	Budget Remaining	
	Actual	Budget	Variance	Actual	Budget			Variance
Professional Fees								
5100 - Management Fee	2,859.13	2,896.00	(36.87)	20,063.18	20,271.00	(207.82)	34,750.00	14,686.82
5101 - Legal Fees	169.75	83.00	86.75	3,523.75	583.00	2,940.75	1,000.00	(2,523.75)
5102 - Accounting Fees	0.00	0.00	0.00	5,270.00	0.00	5,270.00	5,000.00	(270.00)
Total Professional Fees	3,028.88	2,979.00	49.88	28,856.93	20,854.00	8,002.93	40,750.00	11,893.07
Utilities								
5200 - Electricity	2,231.84	1,792.00	439.84	15,222.18	12,542.00	2,680.18	21,500.00	6,277.82
5205 - Gas	637.15	1,083.00	(445.85)	8,137.48	7,583.00	554.48	13,000.00	4,862.52
5206 - Water	3,401.23	3,333.00	68.23	17,830.54	23,333.00	(5,502.46)	40,000.00	22,169.46
5207 - Sewer	1,700.00	2,000.00	(300.00)	11,625.00	14,000.00	(2,375.00)	24,000.00	12,375.00
5210 - Trash Removal	2,845.13	2,625.00	220.13	18,593.71	18,375.00	218.71	31,500.00	12,906.29
5211 - Telephone	632.66	333.00	299.66	2,919.45	2,333.00	586.45	4,000.00	1,080.55
Total Utilities	11,448.01	11,166.00	282.01	74,328.36	78,166.00	(3,837.64)	134,000.00	59,671.64
Administrative								
5308 - Miscellaneous Admin	(908.64)	250.00	(1,158.64)	3,256.09	1,750.00	1,506.09	3,000.00	(256.09)
5313 - Communications - LARK	0.00	42.00	(42.00)	142.54	292.00	(149.46)	500.00	357.46
5314 - Welcome Committee	0.00	13.00	(13.00)	0.00	88.00	(88.00)	150.00	150.00
Total Administrative	(908.64)	305.00	(1,213.64)	3,398.63	2,130.00	1,268.63	3,650.00	251.37
Insurance								
5400 - Master Insurance Policy	13,139.60	10,583.00	2,556.60	91,979.20	74,083.00	17,896.20	127,000.00	35,020.80
5401 - Worker's Compensation	(16,099.00)	667.00	(16,766.00)	(7,605.00)	4,667.00	(12,272.00)	8,000.00	15,605.00
5403 - Health Insurance	2,131.09	2,153.00	(21.91)	15,048.14	15,071.00	(22.86)	25,836.00	10,787.86
5407 - Insurance Loss Expense	21,692.91	0.00	21,692.91	348,923.74	0.00	348,923.74	0.00	(348,923.74)
5409 - Automobile Insurance	203.00	200.00	3.00	1,567.75	1,400.00	167.75	2,400.00	832.25
5410 - Ins. Claim Expenses - unit 227	0.00	0.00	0.00	4,204.53	0.00	4,204.53	0.00	(4,204.53)
Total Insurance	21,067.60	13,603.00	7,464.60	454,118.36	95,221.00	358,897.36	163,236.00	(290,882.36)

Income Statement Report
Meadow Hill, Inc.
Meadow Hill, Inc.

July 01, 2023 thru July 31, 2023

Expense	Current Period		Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget		
Payroll							
5501 - Payroll-Maintenance	11,895.00	10,272.00	1,623.00	74,610.40	71,905.00	2,705.40	48,654.60
5503 - Payroll-Bonus	0.00	0.00	0.00	50.00	0.00	50.00	(50.00)
5504 - Payroll-Snow	178.95	167.00	11.95	788.95	1,167.00	(378.05)	1,211.05
5508 - Payroll-Mileage	0.00	0.00	0.00	66.60	0.00	66.60	(66.60)
5506 - Employer Payroll Taxes	713.90	786.00	(72.10)	6,127.09	5,501.00	626.09	3,302.91
5507 - Payroll Service Fees	207.05	175.00	32.05	1,367.54	1,225.00	142.54	732.46
Total Payroll	12,994.90	11,400.00	1,594.90	83,010.58	79,798.00	3,212.58	53,784.42
Grounds Maintenance							
5600 - Landscaping Maint. Contract	9,126.24	9,126.00	0.24	36,504.96	45,631.00	(9,126.04)	36,505.04
5606 - Tree Maintenance	0.00	408.00	(408.00)	3,828.60	2,853.00	975.60	1,061.40
5607 - Mulching-Perimeters	0.00	483.00	(483.00)	6,365.65	3,383.00	2,982.65	(565.65)
5609 - Fertilization	1,329.38	583.00	746.38	6,069.40	4,083.00	1,986.40	930.60
5611 - Snow Removal Supplies	0.00	333.00	(333.00)	129.68	2,333.00	(2,203.32)	3,870.32
5616 - Road/Walks Repairs	0.00	167.00	(167.00)	0.00	1,167.00	(1,167.00)	2,000.00
5699 - Ground Improvements - Land Comm	0.00	389.00	(389.00)	425.40	1,944.00	(1,518.60)	2,684.60
Total Grounds Maintenance	10,455.62	11,489.00	(1,033.38)	53,323.69	61,394.00	(8,070.31)	46,486.31
Amenities Maintenance							
5701 - Pool Supplies/Repairs	0.00	175.00	(175.00)	1,871.18	1,225.00	646.18	228.82
5702 - Amenities	219.09	33.00	186.09	682.75	233.00	449.75	(282.75)
5714 - Social Fund	0.00	188.00	(188.00)	1,171.61	1,313.00	(141.39)	1,078.39
Total Amenities Maintenance	219.09	396.00	(176.91)	3,725.54	2,771.00	954.54	1,024.46
Maintenance & Repairs							
5803 - Pest Control	0.00	225.00	(225.00)	720.46	1,575.00	(854.54)	1,979.54
5804 - Maintenance Supplies	1,050.63	333.00	717.63	6,293.38	2,333.00	3,960.38	(2,293.38)
5805 - Truck Maintenance & Fuel	236.01	208.00	28.01	1,154.21	1,458.00	(303.79)	1,345.79
5811 - Equipment Maint. Misc & Fuel	0.00	125.00	(125.00)	440.72	875.00	(434.28)	1,059.28

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

July 01, 2023 thru July 31, 2023

	Current Period		Year to Date (7 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Expense</u>						
Maintenance & Repairs						
5900 - Building Maintenance	1,261.94	500.00	2,728.70	3,500.00	6,000.00	3,271.30
Total Maintenance & Repairs	2,548.58	1,391.00	11,337.47	9,741.00	16,700.00	5,362.53
Reserves and Miscellaneous						
6102 - Association Income Tax	0.00	58.00	0.00	408.00	700.00	700.00
6103 - Truck Taxes	774.63	58.00	2,333.92	408.00	700.00	(1,633.92)
6105 - Contribution To Reserves General	7,750.00	7,750.00	54,249.00	54,249.00	92,999.00	38,750.00
6120 - WF Loan # 75521651 Interest	2,495.53	0.00	11,923.77	0.00	0.00	(11,923.77)
Total Reserves and Miscellaneous	11,020.16	7,866.00	68,506.69	55,065.00	94,399.00	25,892.31
Total Meadow Hill, Inc. Expense	71,874.20	60,595.00	780,606.25	405,140.00	694,090.00	(86,516.25)
Total Meadow Hill, Inc. Income / (Loss)	(20,216.69)	(2,753.00)	115,917.12	(252.00)	0.00	(115,917.12)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc-Reserve

July 01, 2023 thru July 31, 2023

	Current Period		Year to Date (7 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Income</u>						
Interest/Reserve Income						
4500 - Reserve Contributions	7,750.00	7,452.00	53,999.00	52,162.00	89,422.00	35,423.00
4502 - Interest Income Reserves	147.81	0.00	436.21	0.00	0.00	(436.21)
Total Interest/Reserve Income	7,897.81	7,452.00	54,435.21	52,162.00	89,422.00	34,986.79
Total Meadow Hill, Inc-Reserve Income	7,897.81	7,452.00	54,435.21	52,162.00	89,422.00	34,986.79
<u>Expense</u>						
Capital Improvements						
7208 - Special Assessment Projects	0.00	2,917.00	211,512.00	20,417.00	191,095.00	(176,512.00)
7226 - Flat Roofs - Small	0.00	808.00	0.00	5,658.00	(5,658.00)	9,700.00
7227 - Flat Roofs - Large	0.00	2,833.00	0.00	19,833.00	(19,833.00)	34,000.00
7229 - Contingencies	0.00	833.00	0.00	5,833.00	(5,833.00)	10,000.00
Total Capital Improvements	0.00	7,391.00	211,512.00	51,741.00	159,771.00	(122,812.00)
Total Meadow Hill, Inc-Reserve Expense	0.00	7,391.00	211,512.00	51,741.00	159,771.00	(122,812.00)
Total Meadow Hill, Inc-Reserve Income / (L	7,897.81	61.00	(157,076.79)	421.00	(157,497.79)	157,798.79
Total Association Net Income / (Loss)	(12,318.88)	(2,692.00)	(41,159.67)	169.00	722.00	41,881.67

Accounts Payable Open Items
Meadow Hill, Inc.
As of Mon Jul 31, 2023

Period	Invoice Date -	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
Andrews Oil & Gas Services, Inc - 136 Rye Street, South Windsor, CT 06074								
July, 2023	07/24/2023	15635794	1361 - 5900 - Building Maintenance	07/24/2023		Direct Drive Blower	7/19/23	851.94
						Total Andrews Oil _Gas Services, Inc:		851.94
Connecticut Natural Gas Corporation - P.O. Box 847820, Boston, MA 02284-7820 - (860) 524-8361								
July, 2023	07/17/2023	071723-5795	1361 - 5205 - Gas	07/31/2023	08/07/2023	Account # 040-0011134-5795	6/13/23-7/13/23	36.62
						Total Connecticut Natural Gas Corporation:		36.62
Eversource (E) - P. O. Box 56002, Boston, MA 02205-6002 - (888) 783-6618								
July, 2023	07/25/2023	072523-2019	1361 - 5200 - Electricity	07/25/2023	08/02/2023	Acct # 5133 519 2019	6/23/23-7/25/23	70.53
						Total Eversource (E):		70.53
Frontier Communications - P. O. Box 740407, Cincinnati, OH 45274-0407 - (800) 921-8102								
July, 2023	07/29/2023	072923-77-5	1361 - 5211 - Telephone	07/29/2023	08/07/2023	Acct 860-037-5165	7/29/23-8/28/23	131.99
						Total Frontier Communications:		131.99
Highlight Landscape and Design LLC - P. O. Box 1479, Glastonbury, CT 06033 - (860) 657-3155								
July, 2023	07/01/2023	34141	1361 - 5600 - Landscaping Maint. Contract	07/01/2023	08/03/2023	Landscaping 4 of 8	7/2023	9,126.24
						Total Highlight Landscape and Design LLC:		9,126.24
Imagineers, LLC - 635 Farmington Avenue, Hartford, CT 06105 - (860) 247-2318								
June, 2023	04/30/2023	AR056303-CON	1361 - 5407 - Insurance Loss Expense	06/01/2023	08/01/2023	Fire Claim# 06C00716	6 & 10 Hollister Way	65,443.05
July, 2023	02/28/2023	AR054025-CON	1361 - 5407 - Insurance Loss Expense	07/13/2023		Retainage - balance due	balance due	11,980.00
	07/25/2023	AR059418-MIS	1361 - 5308 - Miscellaneous Admin	07/25/2023	08/02/2023	Copies & Postage	7/25/23	249.77
	08/01/2023	AR056303-CON	1361 - 5407 - Insurance Loss Expense	07/31/2023	08/01/2023	Fire Claim #06C00716	units 6 & 10	5,000.00
						Total Imagineers, LLC:		82,672.82
Meadow Hill, Inc. - C/O Imagineers, LLC, Hartford, CT 06105								
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-RC	1361 - 6105 - Contribution To Reserves General	12/01/2022		Reserve Contribution	12/2022	7,452.00
March, 2023	02/01/2023	02/2023-RC	1361 - 6105 - Contribution To Reserves General	03/01/2023		Reserve Contribution	02/2023	7,750.00
	03/01/2023	03/2023-RC	1361 - 6105 - Contribution To Reserves General	03/01/2023		Reserve Contribution	03/2023	7,750.00
		03/2023-LR	1361 - 2103 - Due to Reserves	03/01/2023		Pay Off Loan from Reserve	03/2023	4,000.00
April, 2023	04/01/2023	04/2023-RC	1361 - 6105 - Contribution To Reserves General	04/01/2023		Reserve Contribution	04/2023	7,750.00
		04/2023-LR	1361 - 2103 - Due to Reserves	04/01/2023		Pay Off Loan from Reserve	04/2023	4,000.00
May, 2023	05/01/2023	05/2023-RC	1361 - 6105 - Contribution To Reserves General	05/01/2023		Reserve Contribution	05/2023	7,750.00
		05/2023-LR	1361 - 2103 - Due to Reserves	05/01/2023		Pay Off Loan from Reserve	05/2023	4,000.00
June, 2023	06/01/2023	06/2023-RC	1361 - 6105 - Contribution To Reserves General	06/01/2023		Reserve Contribution	06/2023	7,750.00

Accounts Payable Open Items
Meadow Hill, Inc.
As of Mon Jul 31, 2023

Period	Invoice Date	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
Meadow Hill, Inc. - C/O Imagineers, LLC, Hartford, CT 06105								
June, 2023	06/01/2023	06/2023-LR	1361 - 2103 - Due to Reserves	06/01/2023		Pay Off Loan from Reserve	06/2023	4,000.00
July, 2023	07/01/2023	07/2023-RC	1361 - 6105 - Contribution To Reserves General	07/01/2023		Reserve Contribution	07/2023	7,750.00
		07/2023-LR	1361 - 2103 - Due to Reserves	07/01/2023		Pay Off Loan from Reserve	07/2023	4,000.00
			Total Meadow Hill, Inc.:					81,437.28
							Total report:	174,327.42

Cash Disbursement by Vendor
Meadow Hill, Inc.
Sat Jul 01, 2023 thru Mon Jul 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
18 Fairfield Ave, Llc					
Check Date: 07/06/2023	Bank: Pacific Premier Bank - OP 1361 - 2101 - Insurance payable	Check Number: 07062023	Check Amount: 15,248.42 07/06/2023 6106M57670; 1/1/23-24	due 07/16/2023	15,248.42
Total for 18 Fairfield Ave, Llc					15,248.42
All Waste Inc.					
Check Date: 07/21/2023	Bank: Pacific Premier Bank - OP 1361 - 5210 - Trash Removal	Check Number: 05000507	Check Amount: 2,845.13 07/01/2023 Trash Removal	7/2023	2,845.13
Total for All Waste Inc.					2,845.13
Anthem Blue Cross & Blue Shield					
Check Date: 07/31/2023	Bank: Pacific Premier Bank - OP 1361 - 5403 - Health Insurance	Check Number: 07312023	Check Amount: 299.38 07/31/2023 Health Insurance	07/2023	299.38
Total for Anthem Blue Cross & Blue Shield					299.38
Anytime Sewer & Drain & Jetting Service					
Check Date: 07/26/2023	Bank: Pacific Premier Bank - OP 1361 - 5900 - Building Maintenance	Check Number: 05000512	Check Amount: 410.00 07/10/2023 Snake Main Line	7/10/23	410.00
Total for Anytime Sewer & Drain & Jetting Service					410.00
Cigna + Oscar					
Check Date: 07/20/2023	Bank: Pacific Premier Bank - OP 1361 - 5403 - Health Insurance	Check Number: 00500067	Check Amount: 2,055.61 07/20/2023 Monthly Health Insurance	due 08/01/2023	2,055.61
Total for Cigna + Oscar					2,055.61
Connecticut Natural Gas Corporation					
Check Date: 07/26/2023	Bank: Pacific Premier Bank - OP 1361 - 5205 - Gas	Check Number: 05000513	Check Amount: 710.53 07/17/2023 Account # 040-0011134-5787	6/13/23-7/13/23	35.09
			07/17/2023 Account # 040-0010388-4033	6/13/23-7/13/23	92.18
			07/17/2023 Account # 040-0010386-3060	6/13/23-7/13/23	38.05
			07/17/2023 Account # 040-0010387-9819	6/13/23-7/13/23	71.99
			07/18/2023 Account # 040-0010385-5793	6/13/23-7/13/23	473.22
Total for Connecticut Natural Gas Corporation					710.53
Eversource (E)					
Check Date: 07/28/2023	Bank: Pacific Premier Bank - OP 1361 - 5200 - Electricity	Check Number: 05000514	Check Amount: 409.83 07/25/2023 Acct # 5113 619 2069	6/23/23-7/25/23	17.78

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Eversource (E)					
Check Date: 07/28/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000514	Check Amount: 409.83		
	1361 - 5200 - Electricity	07/25/2023	Acct # 5169 719 2029	6/23/23-7/25/23	27.66
	1361 - 5200 - Electricity	07/25/2023	Acct # 5159 819 2052	6/23/23-7/25/23	20.62
	1361 - 5200 - Electricity	07/25/2023	Acct # 5164 219 2090	6/23/23-7/25/23	114.52
	1361 - 5200 - Electricity	07/25/2023	Acct # 5154 529 2005	6/23/23-7/25/23	30.47
	1361 - 5200 - Electricity	07/25/2023	Acct # 5116 519 2014	6/23/23-7/25/23	11.90
	1361 - 5200 - Electricity	07/25/2023	Acct # 5162 529 2008	6/23/23-7/25/23	21.21
	1361 - 5200 - Electricity	07/25/2023	Acct # 5161 619 2068	6/23/23-7/25/23	9.90
	1361 - 5200 - Electricity	07/25/2023	Acct # 5137 129 2038	6/23/23-7/25/23	46.58
	1361 - 5200 - Electricity	07/25/2023	Acct # 5124 519 2018	6/23/23-7/25/23	79.25
	1361 - 5200 - Electricity	07/25/2023	Acct # 5118 719 2075	6/23/23-7/25/23	15.26
	1361 - 5200 - Electricity	07/25/2023	Acct # 5134 519 2017	6/23/23-7/25/23	14.68
Check Date: 07/31/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000515	Check Amount: 1,756.48		
	1361 - 5200 - Electricity	07/10/2023	Acct # 5136 879 2073	6/8/23-7/10/23	744.85
	1361 - 5200 - Electricity	07/25/2023	Acct # 5139 519 2040	6/23/23-7/25/23	1,011.63
			Total for Eversource (E)		2,166.31
Frontier Communications					
Check Date: 07/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000505	Check Amount: 131.89		
	1361 - 5211 - Telephone	07/01/2023	Acct 860-037-5165	6/29/23-7/28/23	131.89
Check Date: 07/31/2023	Bank: Pacific Premier Bank - OP	Check Number: 00072523	Check Amount: 131.89		
	1361 - 5211 - Telephone	07/31/2023	Acct 860-037-5165	5/29-6/28/23	131.89
Check Date: 07/31/2023	Bank: Pacific Premier Bank - OP	Check Number: 20230725	Check Amount: 131.88		
	1361 - 5211 - Telephone	07/31/2023	Acct 860-037-5165		131.88
			Total for Frontier Communications		395.66
Greater New York Mutual Insurance Co.					
Check Date: 07/25/2023	Bank: Pacific Premier Bank - OP	Check Number: 07252023	Check Amount: 293.22		
	1361 - 2101 - Insurance payable	07/25/2023	GNY 6106M57670; 1/1/23-24	endorsement	293.22
			Total for Greater New York Mutual Insurance Co.		293.22
Highlight Landscape and Design LLC					
Check Date: 07/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000504	Check Amount: 9,126.24		
	1361 - 5600 - Landscaping Maint. Contract	06/01/2023	Seasonal Landscaping	6/2023	9,126.24
			Total for Highlight Landscape and Design LLC		9,126.24

Cash Disbursement by Vendor
Meadow Hill, Inc.
Sat Jul 01, 2023 thru Mon Jul 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Home Depot Credit Services					
Check Date: 07/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000508	Check Amount: 469.09		
	1361 - 5804 - Maintenance Supplies	07/01/2023	Inv 4622189	6/28/23	230.15
	1361 - 5804 - Maintenance Supplies	07/01/2023	Inv 8011481	6/28/23	138.17
	1361 - 5804 - Maintenance Supplies	07/01/2023	Inv 616512	6/28/23	100.77
			Total for Home Depot Credit Services		469.09
Imagineers, LLC					
Check Date: 07/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000509	Check Amount: 3,187.77		
	1361 - 4306 - Statement fee income	07/01/2023	Statement Fees	6/2023	50.00
	1361 - 5100 - Management Fee	07/01/2023	Management Fee	7/2023	2,859.13
	1361 - 5308 - Miscellaneous Admin	06/30/2023	Copies	6/30/23	119.11
	1361 - 5308 - Miscellaneous Admin	06/30/2023	Payroll Processing Fee	6/30/23	159.53
			Total for Imagineers, LLC		3,187.77
Meadow Hill, Inc.					
Check Date: 07/11/2023	Bank: Pacific Premier Bank - OP	Check Number: 07112023	Check Amount: 4,932.00		
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Plants	Fire Claim	270.00
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Top soil	Fire Claim	550.00
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Mulch	Fire Claim	200.00
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Paving Repair	Fire Claim	450.00
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Tree	Fire Claim	300.00
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Seed/Fertilizer	Fire Claim	202.00
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Concrete Steps unit # 6	Fire Claim	620.00
	1361 - 5407 - Insurance Loss Expense	07/11/2023	Labor	Fire Claim	2,340.00
			Total for Meadow Hill, Inc.		4,932.00
Sandler & Hansen, LLC					
Check Date: 07/24/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000511	Check Amount: 169.75		
	1361 - 5101 - Legal Fees	07/11/2023	Professional Services	7/11/23	91.00
	1361 - 5101 - Legal Fees	07/11/2023	Professional Services	7/11/23	78.75
			Total for Sandler & Hansen, LLC		169.75
The Metropolitan District Co.					
Check Date: 07/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000510	Check Amount: 3,401.23		
	1361 - 5206 - Water	07/07/2023	1489 Main St. Acct # 21019066	6/1/23-6/30/23	3,401.23
			Total for The Metropolitan District Co.		3,401.23

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Tomasetti, Kulas & Company, P.C.</u>					
Check Date: 07/06/2023	Bank: Pacific Premier Bank - OP 1361 - 5102 - Accounting Fees	Check Number: 05000503	Check Amount: 4,995.00 06/17/2023 Financial Statements Of The Associat FYE 12/31/2022		4,995.00
			Total for Tomasetti, Kulas & Company, P.C.		4,995.00
<u>Town of Glastonbury</u>					
Check Date: 07/11/2023	Bank: Pacific Premier Bank - OP 1361 - 6103 - Truck Taxes	Check Number: 00500066	Check Amount: 774.63 07/11/2023 Motor Vehicle Tax: 2016 Ford, 2006 H 2022MV0012659		774.63
			Total for Town of Glastonbury		774.63
<u>Trugreen</u>					
Check Date: 07/05/2023	Bank: Pacific Premier Bank - OP 1361 - 5600 - Landscaping Maint. Contract 1361 - 5609 - Fertilization	Check Number: 05000502	Check Amount: 1,717.56 06/01/2023 Lawn Service 06/01/2023 Grub Control	5/24/23 5/24/23	962.47 755.09
Check Date: 07/21/2023	Bank: Pacific Premier Bank - OP 1361 - 5609 - Fertilization	Check Number: 05000506	Check Amount: 1,329.38 07/05/2023 Ornamental Bed Weed Control	7/19/23	1,329.38
			Total for Trugreen		3,046.94
<u>Windsor Federal Savings</u>					
Check Date: 07/11/2023	Bank: Pacific Premier Bank - OP 1361 - 6120 - WF Loan # 75521651 Interest	Check Number: 07152023	Check Amount: 2,495.53 07/11/2023 WF Loan # 75521651: Interest	07/2023	2,495.53
			Total for Windsor Federal Savings		2,495.53
			Total for Meadow Hill, Inc.		57,022.44

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Long Term Payables													
1361 - 2400 -- Loan payable - Windsor Federal	3,482	3,481	3,482	3,482	3,481	3,482	3,482	3,481	3,482	3,482	3,481	3,482	41,780
1361 - 2401 -- Loan Payable - Truck	622	622	622	622	622	623	622	622	622	622	622	622	7,465
Total Long Term Payables	4,104	4,103	4,104	4,104	4,103	4,105	4,104	4,103	4,104	4,104	4,103	4,104	49,245
Total Expense													
4,104	4,104	4,103	4,104	4,104	4,103	4,105	4,104	4,103	4,104	4,104	4,103	4,104	49,245
Association Fee Income													
1361 - 4100 -- Association Fee Income	54,007	54,007	54,007	54,006	54,007	54,007	54,007	54,007	54,007	54,006	54,007	54,007	648,082
1361 - 4405 -- CAI Rental	662	661	662	661	662	661	662	661	662	661	662	661	7,938
Total Association Fee Income	54,669	54,668	54,669	54,667	54,669	54,668	54,669	54,668	54,669	54,667	54,669	54,668	656,020
Income Charged by Unit													
1361 - 4300 -- Late fee income	38	37	38	37	38	37	38	37	38	37	38	37	450
1361 - 4301 -- Miscellaneous income	42	41	42	42	41	42	42	41	42	42	41	42	500
Total Income Charged by Unit	80	78	80	79	79	79	80	78	80	79	79	79	950
Other Income Assoc Level													
1361 - 4406 -- Social Fund Income	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Other Income Assoc Level	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Interest/Reserve Income													
1361RES - 4500 -- Reserve Contributions	4,608	4,609	4,608	4,608	4,609	4,608	4,608	4,609	4,608	4,608	4,609	4,608	55,300
1361 - 4502 -- Interest Income Reserves	17	16	17	17	16	17	17	16	17	17	16	17	200
Total Interest/Reserve Income	4,625	4,625	4,625	4,625	4,625	4,625	4,625	4,625	4,625	4,625	4,625	4,625	55,500
Total Income	59,624	59,621	59,624	59,621	59,623	59,622	59,624	59,621	59,624	59,621	59,623	59,622	715,470
Professional Fees													
1361 - 5100 -- Management Fee	2,759	2,759	2,758	2,759	2,759	2,759	2,758	2,759	2,759	2,759	2,758	2,759	33,105
1361 - 5101 -- Legal Fees	83	84	83	83	84	83	83	84	83	83	84	83	1,000
1361 - 5102 -- Accounting Fees	0	0	0	0	0	0	0	0	5,000	0	0	0	5,000
Total Professional Fees	2,842	2,843	2,841	2,842	2,843	2,842	2,841	2,843	7,842	2,842	2,842	2,842	39,105
Utilities													
1361 - 5200 -- Electricity	1,833	1,834	1,833	1,833	1,834	1,833	1,833	1,834	1,833	1,833	1,834	1,833	22,000
1361 - 5205 -- Gas	750	750	750	750	750	750	750	750	750	750	750	750	9,000
1361 - 5206 -- Water	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,050	36,600
1361 - 5207 -- Sewer	1,917	1,916	1,917	1,917	1,916	1,917	1,917	1,916	1,917	1,917	1,916	1,917	23,000

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Utilities													
1361 - 5210 -- Trash Removal	2,297	2,297	2,297	2,297	2,297	2,298	2,297	2,297	2,297	2,297	2,297	2,297	27,565
1361 - 5211 -- Telephone	229	229	230	229	229	229	229	229	230	229	229	229	2,750
Total Utilities	10,076	10,076	10,077	10,076	10,076	10,077	10,076	10,076	10,077	10,076	10,076	10,076	120,915
Administrative													
1361 - 5308 -- Miscellaneous Admin	217	216	217	217	216	217	217	216	217	217	216	217	2,600
Total Administrative	217	216	217	217	216	217	217	216	217	217	216	217	2,600
Insurance													
1361 - 5400 -- Master Insurance Policy	8,458	8,459	8,458	8,458	8,459	8,458	8,458	8,459	8,458	8,458	8,459	8,458	101,500
1361 - 5401 -- Worker's Compensation	667	666	667	667	666	667	667	666	667	667	666	667	8,000
1361 - 5403 -- Health Insurance	2,167	2,166	2,167	2,167	2,166	2,167	2,167	2,166	2,167	2,167	2,166	2,167	26,000
1361 - 5409 -- Automobile Insurance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total Insurance	11,492	11,491	11,492	11,492	11,491	11,492	11,492	11,491	11,492	11,492	11,491	11,492	137,900
Payroll													
1361 - 5501 -- Payroll-Maintenance	8,807	8,807	8,807	8,807	8,807	8,808	8,807	8,807	8,807	8,807	8,807	8,807	105,685
1361 - 5503 -- Payroll-Bonus	250	250	250	250	250	250	250	250	250	250	250	250	3,000
1361 - 5504 -- Payroll-Snow	208	209	208	208	209	208	208	209	208	208	209	208	2,500
1361 - 5508 -- Payroll-Mileage	21	21	21	20	21	21	21	21	21	20	21	21	250
1361 - 5506 -- Employer Payroll Taxes	683	684	683	683	684	683	683	684	683	683	684	683	8,200
1361 - 5507 -- Payroll Service Fees	167	166	167	167	166	167	167	166	167	167	166	167	2,000
Total Payroll	10,136	10,137	10,136	10,135	10,137	10,137	10,136	10,137	10,136	10,135	10,137	10,136	121,635
Grounds Maintenance													
1361 - 5600 -- Landscaping Maint. Contract	0	0	8,991	8,992	8,991	8,991	8,991	8,992	8,991	8,991	0	0	71,930
1361 - 5606 -- Tree Maintenance	458	459	458	458	459	458	458	459	458	458	459	458	5,500
1361 - 5607 -- Mulching-Perimeters	489	489	490	489	489	489	489	489	490	489	489	489	5,870
1361 - 5609 -- Fertilization	833	834	833	833	834	833	833	834	833	833	834	833	10,000
1361 - 5611 -- Snow Removal Supplies	333	334	333	333	334	333	333	334	333	333	334	333	4,000
1361 - 5616 -- Road/Walks Repairs	167	166	167	167	166	167	167	166	167	167	166	167	2,000
1361 - 5620 -- Grounds FOR	0	0	325	325	325	325	325	325	325	325	0	0	2,600
1361 - 5699 -- Ground Improvements - Land Common	0	0	438	437	438	437	438	437	438	437	0	0	3,500
Total Grounds Maintenance	2,280	2,282	12,035	12,034	12,036	12,033	12,034	12,036	12,035	12,033	2,282	2,280	105,400
Amenities Maintenance													
1361 - 5701 -- Pool Supplies/Repairs	183	184	183	183	184	183	183	184	183	183	184	183	2,200

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Amenities Maintenance													
1361 - 5702 -- Amenities	188	187	188	187	188	187	188	187	188	187	188	187	2,250
1361 - 5714 -- Social Fund	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Amenities Maintenance	621	621	621	620	622	620	621	621	621	620	622	620	7,450
Maintenance & Repairs													
1361 - 5803 -- Pest Control	225	225	225	225	225	225	225	225	225	225	225	225	2,700
1361 - 5804 -- Maintenance Supplies	458	459	458	458	459	458	458	459	458	458	459	458	5,500
1361 - 5805 -- Truck Maintenance & Fuel	250	250	250	250	250	250	250	250	250	250	250	250	3,000
1361 - 5811 -- Equipment Maint. Misc & Fuel	125	125	125	125	125	125	125	125	125	125	125	125	1,500
1361 - 5900 -- Building Maintenance	542	541	542	542	541	542	542	541	542	542	541	542	6,500
Total Maintenance & Repairs	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
Reserves and Miscellaneous													
1361 - 6104 -- Road Loan Interest	220	0	0	0	0	0	0	0	0	0	0	0	220
1361 - 6102 -- Association Income Tax	42	41	42	42	41	42	42	41	42	42	41	42	500
1361 - 6103 -- Truck Taxes	58	59	58	58	59	58	58	59	58	58	59	58	700
1361 - 6105 -- Contribution To Reserves General	4,608	4,609	4,608	4,608	4,609	4,608	4,608	4,609	4,608	4,608	4,609	4,608	55,300
Total Reserves and Miscellaneous	4,928	4,709	4,708	4,708	4,709	4,708	4,708	4,709	4,708	4,708	4,709	4,708	56,720
Capital Improvements													
1361RES - 7202 -- Roof Replacement	1,671	1,671	1,671	1,670	1,671	1,671	1,671	1,671	1,671	1,670	1,671	1,671	20,050
1361RES - 7225 -- Condo Document Amendment	833	834	833	833	834	833	833	834	833	833	834	833	10,000
1361RES - 7229 -- Contingencies	833	834	833	833	834	833	833	834	833	833	834	833	10,000
Total Capital Improvements	3,337	3,339	3,337	3,336	3,339	3,337	3,337	3,339	3,337	3,336	3,339	3,337	40,050
Total Expense	47,529	47,314	57,064	57,060	57,069	57,063	57,062	57,068	62,065	57,059	47,314	47,308	650,975
Net Income / (Loss):	7,991	8,204	(1,544)	(1,543)	(1,549)	(1,546)	(1,542)	(1,550)	(6,545)	(1,542)	8,206	8,210	15,250



PROJECT LIST

2023 Project List

<u>Freq</u>	<u>Year</u>	<u>DateBy</u>	<u>MAINTENANCE PROJECT LIST</u>
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.

RECURRING PROJECTS FOR FUTURE YEARS			
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

Meadow Hill Incorporated Report

☒ Open

Unit	State	Type	Assigned	WO ID	Expenditure	Schedule
57 Hollister Way North Glastonbury, CT 06033 57 Hollister Way North - Unit: 1 OWNER: Ann M. D'Auria ACCOUNT ID: n/a	OPEN	Electrical / Light Timers	Covert, Darien / null	566678	Hours: null Labor: Mats:	CREATED: 08/03/2023 8:42 AM Merritt, Danielle LAST UPDATED: 08/03/2023 8:43 AM Merritt, Danielle
Note: Garage lights - The lights behind the garage are on 24 hours. Please evaluate .						
179 Hollister Way North Glastonbury, CT 06033 179 Hollister Way North - Unit: 1 OWNER: Edward Litke ACCOUNT ID: n/a	OPEN	Landscaping / Ground Maintenance	Covert, Darien / null	566543	Hours: null Labor: Mats:	CREATED: 08/02/2023 3:17 PM Merritt, Danielle LAST UPDATED: 08/02/2023 3:18 PM Merritt, Danielle
Note: Remove Shrub Request - The homeowner would like to have the dead shrub removed next to the front door. Sending to Mike P.						
54 Hollister Way South Glastonbury, CT 06033 54 Hollister Way South - Unit: 1 OWNER: Odle, Maureen ACCOUNT ID: n/a	OPEN	Plumbing / Spigot	Covert, Darien / null	566371	Hours: null Labor: Mats:	CREATED: 08/02/2023 9:40 AM Odle, Maureen LAST UPDATED: 08/02/2023 9:58 AM Merritt, Danielle
Note: Shut off valve for outside spigot - Outside spigot, by the A/C unit does not have an inside shut off valve. Had plumber here and he couldn't locate it either, he advised me to let the association know and have someone come look at it. Please give me a call to set up a time to meet. Need to have it looked at before cold weather comes. Thank you..						

147 Hollister Way North Glastonbury, CT 06033	OPEN	Building Repair / N/A	Covert, Darien / null	566280	Hours: null Labor: Mats:	CREATED: 08/01/2023 5:34 PM Castano, Robyn
147 Hollister Way North - Unit: 1 OWNER: Castano, Robyn ACCOUNT ID: n/a	Note: Maas on roof unit 147. Roof that is over patio. - Moss has collected on the roof over the patio area and falls down onto the patio as well. I did put a work order through on this site but it's not here and I haven't heard about it. Please let me know..					LAST UPDATED: 08/02/2023 8:26 AM Merritt, Danielle
292 Hollister Way West Glastonbury, CT 06033	OPEN	Powerwash / N/A	Covert, Darien / null	565896	Hours: null Labor: Mats:	CREATED: 07/31/2023 3:43 PM Wellington, Deborah M.
292 Hollister Way West - Unit: 1 OWNER: Wellington, Deborah M. ACCOUNT ID: n/a	Note: Power wash unit exterior - In particular the north facing sides of the unit need to be powerwashed. The whole unit could use it, but definitely the north facing walls really need it. .					LAST UPDATED: 08/01/2023 11:04 AM Merritt, Danielle
217 Hollister Way North Glastonbury, CT 06033	OPEN	Remediation / N/A	Covert, Darien / null	559393	Hours: null Labor: Mats:	CREATED: 07/08/2023 8:37 PM David Hogan Living Trust,
217 Hollister Way North - Unit: 1 OWNER: David Hogan Living Trust, ACCOUNT ID: n/a	Note: Poor drainage at front door - In heavy rain the existing makeshift drain gets easily clogged and water backs up, in some cases, to the top of the step. We recently had go out in the pouring rain and lightening to sweep away mulch and leaves to clear the drain. Had we not been home, water would have made way under the front door. This must be checked by professionals as to how it can be corrected. Thank you! (Video is available for review) .					LAST UPDATED: 07/10/2023 10:05 AM Merritt, Danielle
COMMON AREA 21 Hollister Way N	OPEN	Grounds / Flower/Plant		557119	Hours: null Labor: Mats:	CREATED: 06/29/2023 11:11 AM Rottner, Roni
	Note: Replacing plantings already removed, plus removing large half-dead Yew. - Old plantings removed with the exception of one Yew. Would like to re-plant ASAP as this condo will be on the market in August. Would like to meet with someone and select plantings..					LAST UPDATED: 06/29/2023 11:17 AM Rottner, Roni

262 Hollister Way West Glastonbury, CT 06033 262 Hollister Way West - Unit: 1 OWNER: Marcia Rosenblatt ACCOUNT ID: n/a	OPEN	Landscaping / Ground Maintenance	Highlight Landscape and Design LLC / Contact, Company	557087	Hours: null Labor: Mats:	CREATED: 06/29/2023 10:40 AM Merritt, Danielle LAST UPDATED: 07/19/2023 12:53 PM Merritt, Danielle
	Note: Trim Shrubs - Please trim shrubs in the front and rear of unit. They state they can not see out of the windows .					
COMMON AREA Not Specified	OPEN	Club House / N/A	Covert, Darien / null	554408	Hours: null Labor: Mats:	CREATED: 06/19/2023 1:13 PM Merritt, Danielle LAST UPDATED: 06/19/2023 1:14 PM Merritt, Danielle
	Note: Fascia repair- Clubhouse - Please repair fascia board on southeast corner of clubhouse that is rotting with woodpecker holes.					
54 Hollister Way South Glastonbury, CT 06033 54 Hollister Way South - Unit: 1 OWNER: Odle, Maureen ACCOUNT ID: n/a	OPEN	Landscaping / N/A		550090	Hours: null Labor: Mats:	CREATED: 06/01/2023 2:05 PM Odle, Maureen LAST UPDATED: 06/01/2023 2:16 PM Odle, Maureen
	Note: Trees - I have 3 very big, very tall trees in the back around my porch. They have gotten so big that they are now more of a nuisance, giving all types of animals access to my roof and attic, and the roots from all 3 planted so closely together, possibly damaging the foundation of my home. Wondering if the trees could be removed or at least cut down to half the size. Not sure how this is handled. The trees have gotten so big that I can hardly see out my porch windows. Please contact me regarding this issue. Thank you..					
COMMON AREA Not Specified	OPEN	Club House / N/A	Covert, Darien / null	546392	Hours: null Labor: Mats:	CREATED: 05/17/2023 1:52 PM Merritt, Danielle LAST UPDATED: 05/17/2023 1:52 PM Merritt, Danielle
	Note: Repair fascia Board - Fascia board on clubhouse building south east corner rotting with wood pecker holes and needs to be repaired.					

32 Hollister Way South Glastonbury, CT 06033 32 Hollister Way South - Unit: 1 OWNER: Terrence Clemens ACCOUNT ID: n/a	OPEN	Landscaping / Ground Maintenance	Covert, Darien / null	540710	Hours: null Labor: Mats:	CREATED: 04/25/2023 10:41 AM Merritt, Danielle LAST UPDATED: 05/02/2023 10:36 AM Merritt, Danielle
	Note: Reseed and add top soil to yard - The yard of unit is dirt- The homeowner would like it to be seeded and place top soil Please evaluate.					
334 Hollister Way West Glastonbury, CT 06033 334 Hollister Way West - Unit: 1 OWNER: Weeks, Luther ACCOUNT ID: n/a	OPEN	Other / N/A	Covert, Darien / null	539766	Hours: null Labor: Mats:	CREATED: 04/20/2023 3:07 PM Weeks, Luther LAST UPDATED: 04/26/2023 9:51 AM Merritt, Danielle
	Note: Grass seed Aug-Sep 2023 - Please seed grass around my unit: North side, South side, and Southwest corner. I have automatic watering which I will set for 2x per day..					
COMMON AREA Unit #14 walk near stoop	OPEN	Grounds / N/A	0-outside, contractor / null	538531	Hours: null Labor: Mats:	CREATED: 04/15/2023 10:44 AM Fuda, James LAST UPDATED: 05/26/2023 9:52 AM Merritt, Danielle
	Note: Unit #14 -Walk settlement - The unit owner requested walk near her stoop be looked at an repaired. Settlement is creating a tripping hazard.					
17 Hollister Way North Glastonbury, CT 06033 17 Hollister Way North - Unit: 1 OWNER: Joseph Chinnici ACCOUNT ID: n/a	OPEN	Landscaping / Ground Maintenance	Covert, Darien / null	534807	Hours: null Labor: Mats:	CREATED: 03/30/2023 2:29 PM Merritt, Danielle LAST UPDATED: 03/30/2023 2:30 PM Merritt, Danielle
	Note: Lawn Maintence - The owner has requested the front/side lawn be reseed.					

COMMON AREA leading up to unit 6	OPEN	Grounds / N/A	Covert, Darien / null	530659	Hours: null Labor: Mats:	CREATED: 03/09/2023 7:55 AM Merritt, Danielle LAST UPDATED: 05/26/2023 9:54 AM Merritt, Danielle
Note: Crumbling stair repair - The stairs leading up to the path towards unit #6 need to be repaired. They are crumbling and could be source of tripping.						
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: 05/26/2023 9:55 AM Merritt, Danielle
Note: Repair Roof Leak - Please repair the barn roof - there is an active leak.						
COMMON AREA Not Specified	OPEN	Grounds / N/A	Covert, Darien / null	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.						
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 / null	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..						



ACTION POINTS PACKAGE

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 Issue electrical usage reimbursement to owners with common element lighting Issue furnace filter reimbursement to owners who provide own filters Put annual meeting notice in LARK for candidates Schedule service to startup irrigation system Seed bare spots of lawns Spring fertilization and pre-emergent weed control
May	List of desired landscape projects and costs Put annual meeting notice in LARK for candidates Publish semi-annual dump run in LARK Confirm date and time of annual meeting. Send required notice to owners. Notify owners of June trimming of shrubs Clean Gutters Clean Greenhouse Open Pool Rototill Garden Complete initial weeding, edging, and pre-emergent all beds Complete mulching all beds
June	Annual Meeting – Election (2 nd Tuesday) Check and verify unit owner database Replace Furnace Filters Have A/C at Clubhouse serviced Semi-Annual Dump Run Begin weekly weeding

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



CORRESPONDENCE

Meadow Hill Committees

2023-2024

Budget

Brenda Berk, Treasurer and Chair

Larry Abbott

Toni Dolan

Connie Liscomb

Deb Wellington

Communications

Gene Flynn, Chair

Mike Prouix

Denise Weeks

Luther Weeks

Board Liaison – Jim Fuda

Grounds

Mike Prouix, Chair

Harris Berloe

Dick Brimley

David Fillion

Patti McNamara

Kathy McCarthy Prouix

Peter Rothfarb

Susan Wallace

Judith Woodward

Board Liaison – Ron King

Long-term Planning

Jim Fuda, President and Chair

Larry Abbott

Frank Cisz

David Faxon

David Hogan

Ed Litke

Reg Wellington

Maintenance and Amenities

Walter Brownsword, Director and Chair

Bob Kolwicz

Roger Bouchard

Ray Dolan

Vin Liscomb

Eileen Swenson

Stables, Greenhouse, Garden

Darien Covert

Trees

Gene Flynn, Chair

Bob Kolwicz

Roger Bouchard

Board Liaison, Ron King

Social

Donna Whalen, Secretary and Chair

Hazel Brimley

Jane Marcin

Welcome

Denise Weeks

Vacancy to be filled.

Vacancy to be filled.

Future Committees

Nominating

Finance

Risk Management/Insurance

July 19, 2023

To: Meadow Hill Unit Owners

From: Meadow Hill Board of Directors

Re: Rebuild from the Fire for Units #6 and #10

The Rebuild of Units #6 and #10 and affected garages and adjacent units impacted by the fire of January 7, 2022, is essentially complete except for the permanent electrical connection which has been delayed awaiting the delivery of the meter sockets.

Our costs for the project have been accounted for and as has been previously reported, the cost of the rebuild exceeded the available insurance funds.

In accordance with Article XVII of the amended and restated declaration of Meadow Hill, each Unit Owner is assessed an amount against your unit. Your amount is listed in the attached list.

We are asking each unit owner to pay your assessed amount prior to September 1, 2023. The Board is seeking to pay the final invoices for the project and avoid any borrowing. Receipt of payments from each unit owner promptly will allow us to pay our bills without borrowing.

As has been stated in previous communications and presentations to the community, unit owners may be able to seek reimbursement from their own insurance policies under the item "loss assessment coverage." We have attached a letter from our attorney, Scott Sandler of Sandler & Hansen along with the Summary of Project Costs and Funding to use in seeking reimbursement from your insurance provider.

Please plan for payment of your unit's assigned amount on or before September 1, 2023. Payments should be made payable to Meadow Hill, Inc. and mailed to PO Box 120023, Stamford, CT 06912-0023. **If you are signed up for automatic payment with Imagineers and have not paid your special assessment in full prior to September 1, 2023, your special assessment payment along with your September condo fee payment will be automatically withdrawn from your account.**

Please contact Imagineers at 860-768-3419 if you have any questions regarding this letter.

Thanks in advance for your cooperation in this request.

Sincerely,
The Meadow Hill Board of Directors

Attachments:

1. Unit Assessments
2. Letter from Scott Sandler
3. Summary of Project Costs

	C	D	E	F	G	H	I
1			Meadow Hill 2023 Fire Rebuild Assessment			\$ 155,559.15	
2	Account #	garage #	% of ownership	% of ownership - garages	% of ownership - total	total fees by %	total fees - rounding
3	6	10C	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
4	7	37C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
5	10	6B	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
6	11	3B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
7	14	6C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
8	15	36B	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
9	17	3C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
10	18	36C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
11	19	3D	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
12	20		0.006550		0.006550	\$ 1,018.91	\$ 1,019.00
13	21	3A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
14	24	2A	0.006432	0.0003815	0.006814	\$ 1,059.90	\$ 1,060.00
15	27	37A, 37B	0.008913	0.000763	0.009676	\$ 1,505.19	\$ 1,505.00
16	28	2B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
17	32	36A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
18	33	39C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
19	40	36E	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
20	44	2E	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
21	46		0.006550		0.006550	\$ 1,018.91	\$ 1,019.00
22	48	2D	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
23	49	39A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
24	50	6A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
25	53	39B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
26	54	36D	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
27	57	43A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
28	61	43C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
29	65	43B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
30	66	60B, 60C	0.007881	0.000763	0.008644	\$ 1,344.65	\$ 1,345.00
31	67	37D	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
32	70	60A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
33	73	109B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
34	74		0.006550		0.006550	\$ 1,018.91	\$ 1,019.00
35	76	10A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
36	77	109C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
37	78	10B	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
38	80	2C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
39	81	115B	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
40	84	62A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
41	85	113A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
42	86	62C, 62B	0.007881	0.000763	0.008644	\$ 1,344.65	\$ 1,345.00
43	89	107B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
44	90	62D, 62E	0.008913	0.000763	0.009676	\$ 1,505.19	\$ 1,505.00
45	93	115A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
46	94	164B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
47	96	126C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
48	97	113B	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
49	99	107A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00

	C	D	E	F	G	H	I
50	100	130B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
51	102	116C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
52	103	107C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
53	105	109A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
54	106	116A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
55	108	116D	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
56	112	130A	0.006432	0.0003815	0.006814	\$ 1,059.90	\$ 1,060.00
57	113	113C	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
58	115	115C	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
59	120	156B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
60	122	128A, 116E	0.007881	0.000763	0.008644	\$ 1,344.65	\$ 1,345.00
61	126	126A	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
62	128	128C	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
63	129	143A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
64	133	157D	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
65	135		0.006550		0.006550	\$ 1,018.91	\$ 1,019.00
66	136	154B, 128B	0.007881	0.000763	0.008644	\$ 1,344.65	\$ 1,345.00
67	138	156A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
68	139	157E	0.006432	0.0003815	0.006814	\$ 1,059.90	\$ 1,060.00
69	142	130C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
70	144	130D	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
71	146		0.006550		0.006550	\$ 1,018.91	\$ 1,019.00
72	147	143E	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
73	148		0.006550		0.006550	\$ 1,018.91	\$ 1,019.00
74	150	156C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
75	151	143B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
76	153	143C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
77	159	157C	0.006432	0.0003815	0.006814	\$ 1,059.90	\$ 1,060.00
78	161	143D	0.006552	0.0003815	0.006934	\$ 1,078.57	\$ 1,079.00
79	162	162B	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
80	163	157B	0.006552	0.0003815	0.006934	\$ 1,078.57	\$ 1,079.00
81	164	164A	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
82	167	157A	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
83	168	154D	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
84	170	154C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
85	171	191A	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
86	174	162C	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
87	175	187A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
88	178	164C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
89	179	191B	0.006432	0.0003815	0.006814	\$ 1,059.90	\$ 1,060.00
90	181	187B	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
91	182	154A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
92	183	187C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
93	184	162A	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
94	186	156B	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
95	188	154E	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
96	191	191C	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
97	193	193A	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
98	197	207A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
99	199	207C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
100	203	193B, 193C	0.008913	0.000763	0.009676	\$ 1,505.19	\$ 1,505.00
101	217	213A	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
102	221	2113B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00

	C	D	E	F	G	H	I
103	223	233A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
104	227	233C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
105	229	233D	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
106	240	256B	0.006432	0.0003815	0.006814	\$ 1,059.90	\$ 1,060.00
107	242	302B	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
108	244	256C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
109	248	256A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
110	254	280B	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
111	258	280C	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
112	262	302D	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
113	264	280A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
114	268	213F	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
115	272	213E	0.006432	0.0003815	0.006814	\$ 1,059.90	\$ 1,060.00
116	274	213D	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
117	276	213C	0.006550	0.0003815	0.006932	\$ 1,078.26	\$ 1,078.00
118	280	282C	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
119	282	282B	0.005896	0.0003815	0.006278	\$ 976.52	\$ 977.00
120	288	282A	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
121	292	233B	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
122	296	302A	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
123	298	302C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
124	312	308E	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
125	314	308F	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
126	318	233E	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
127	320	233F	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
128	324	308A, 207B	0.008913	0.000763	0.009676	\$ 1,505.19	\$ 1,505.00
129	328	308B	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
130	330	308C	0.007881	0.0003815	0.008263	\$ 1,285.31	\$ 1,285.00
131	334	308D	0.008913	0.0003815	0.009295	\$ 1,445.84	\$ 1,446.00
132							
133			0.949656	0.02289	0.999632		\$ 155,489.00
134							
135							

SANDLER & HANSEN, LLC

ATTORNEYS AND COUNSELORS AT LAW

98 WASHINGTON STREET, THIRD FLOOR

MIDDLETOWN, CT 06457

TELEPHONE (860) 398-9090 FACSIMILE (860) 316-2993

WWW.SANDLERCONDOLAW.COM

SCOTT J. SANDLER

FELLOW, COLLEGE OF COMMUNITY ASSOCIATION LAWYERS

CHRISTOPHER E. HANSEN

REBECCA SANDLER

July 17, 2023

To All Unit Owners at Meadow Hill

Re: Meadow Hill Fire Restoration
Our File #MEADO856-00000-I-1

Ladies and Gentlemen:

Our office is general counsel to Meadow Hill Association, Inc. We have been advising the association as it proceeded with the restoration of the property following the fire.

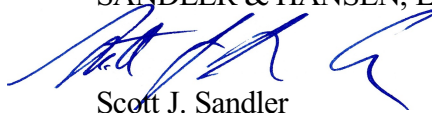
Under the declaration of Meadow Hill, any cost of repairing or restoring damaged or destroyed common elements, which is not covered by insurance, is a common expense shared by all unit owners. The association has made every effort to collect insurance proceeds from the master policy, as well as the homeowner policies carried by the owners of the damaged units. At this point, we believe that we have exhausted all available coverages from these sources.

The association's out of pocket costs for restoring the damaged common elements totals \$155,559.15. To cover this cost, the association is levying a special assessment against each unit owner in Meadow Hill. Enclosed is an assessment table showing the amounts allocated to each unit. The association suggests that each unit owner speak with their insurance agent about this assessment. Many condominium owner's insurance policies offer loss assessment coverage. This coverage will reimburse an owner, up to the coverage limits, for an assessment levied against their unit to cover the cost of restoring damaged or destroyed portions of the condominium which are commonly owned, i.e., common elements. Thus, your insurance policy may cover this assessment.

If your insurance agent has any questions or concerns, they are welcome to contact either our office or Imagineers, LLC.

Very truly yours,

SANDLER & HANSEN, LLC



Scott J. Sandler

SJS:abm

Meadow Hill _ Project Analysis and Summary

Rebuild of Units #6 and 10 - 07/01/2023

(Expenses through 05/31/2023)

Summary of Costs

Pre-construction site costs		\$6,484.90
Imagineers Construction		\$782,811.63
Unfunded Construction Costs - Units		
	Unit #6	\$4,357.49
	Unit #10	\$8,381.00
Architect		\$31,700.00
Legal		\$3,193.75
Site work by MH		\$4,932.00
Project closeout contingency		<u>\$4,999.96</u>
Total Project Cost		\$846,860.73

Funding Received

Middle Oak to Building Coverage Limits	\$469,477.00
Middle Oak Extra Pay Out for Demolition	\$25,000.00
Siding Damage for Units #44-50	\$11,022.64
Siding damage for Unit #14	\$8,057.44
Middle Oak Ordinance of Law	\$47,204.00
Middle Oak Ordinance and Law Pay Out	\$36,593.54
HO6 Policies	<u>\$94,688.00</u>
Total Funding Received	\$692,042.62

Funding required by Association

Remaining Insurance Fund -6/30/2023	\$0.00
Outstanding bills	<u>\$155,559.15</u>
Total Funds Required from Unit Owners	\$155,559.15



COMMITTEE REPORTS



OLD BUSINESS



August 2, 2023

Homeowner
Meadow Hill Inc.
Glastonbury, CT

Re: Notice and Comment Meadow Hill Inc. Proposed 21.3 Rule Amendments

Dear Meadow Hill Homeowner,

This notice and comment is being provided to you pursuant to the Connecticut General Statutes 47-261b.

C.G.S. 47-261b(b) provides as follows:

Following adoption, amendment or repeal of a rule, the Association shall give all unit owners notice of its action and include with such notice a copy of any new or amended rule.

You are hereby provided notice that the Board of Directors intends to amend the Rules and Regulations of Meadow Hill Inc. Enclosed is the proposed rule.

Comments should be mailed to Sheila Duncan, Property Manager, Meadow Hill Inc., 635 Farmington Avenue, Hartford, CT 06105, faxed to 860-236-3951 or emailed to sduncan@imagineersllc.com in ample time to be received prior to August 14, 2023

The Meadow Hill Inc. Board plans to adopt the new rule at their Board meeting to be held on Wednesday, August 16, 2023 at 1:30PM in the clubhouse.

Please contact Imagineers at 860-768-3419 if you have any questions regarding this notice.

Sincerely,

Sheila Duncan

Sheila Duncan
Property Manager

CC: Board of Directors

The Executive Board will consider the following proposed rule change at the monthly Executive Board Meeting on August 16, 2023. Final comments can be submitted to Imagineers by email to Sheila Duncan at sduncan@imagineersllc.com or mailed to the office of Imaginers at 635 Farmington Avenue, Hartford, CT 06105. Comments must be received by 5 PM on Monday, August 14, 2023.

Proposed Rule Change

21.3. Areas around single-unit buildings are designated for the single unit's owner. Areas around ground floor units in multi-unit buildings, with no unit above, are designated to that unit. Areas around multi-unit buildings with upper and lower units are designated according to the following diagrams. By mutual agreement, owners of a multi-unit building may make other arrangements between themselves, subject to change when a unit ownership changes. Requests for clarification for individual cases should be addressed to the Executive Board.

The sketches under Section 21.5 depict the designated areas for three-plex and four-plex units.

Consistent with Section 21.2, stipulations for the use of the four-foot Limited Common Area are as follows:

21.3.1 Unit Owners must receive a favorable recommendation from the Grounds Committee and approval of the Executive Board for the planting of trees, shrubs, and bushes in the four-foot area.

21.3.2 The following are standards for the limited common four-foot area and no Board approval is required in a Unit Owner complies with these standards. Anything beyond the standards requires a favorable Committee recommendation and Board approval.

- Unit Owners can plant flowers, herbs, and have containers with flowers or herbs in the four-foot area.
- Unit Owners may have up to two patio pots on decks or patios for vegetables. Vegetables are not allowed to be planted or in containers in the four-foot area.
- Unit Owners may place a maximum of four (4) small decorative items in their four-foot area provided the size of each item does not exceed 18 inches in height and 12 inches in width and is consistent and in harmony with the character of Meadow Hill. Decorative items are not allowed to be permanently affixed to the building.
- Up to two Shepherds pole with either a single or a double hook is allowed in the four-foot area and is not considered a decorative item.
- Unit Owners must keep a clear path on stairways, sidewalks, and door access areas for safety reasons.
- Unit Owners may display holiday lighting between November 15th and January 15th.

21.3.3 Compliance: periodic site inspections as outlined in Section 6 will identify violations of the Standards defined in 21.3.2. Unit Owners will be notified of violations and have thirty (30 Days to rectify the violation or request a hearing with the Executive Board



NEW BUSINESS

From: [Danielle Merritt](#)
To: [Sheila Duncan](#)
Subject: FW: 84 Variance Request
Date: Wednesday, August 2, 2023 8:39:30 AM

FYI

From: Jeff Rhoades <tfc975@yahoo.com>
Sent: Wednesday, August 2, 2023 8:38 AM
To: Danielle Merritt <DMerritt@imagineersllc.com>
Subject: Re: 84 Variance Request

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 Danielle,
Regarding the variance for our condo:

- #1. I have attached a copy of the front door that we will be replacing our door with. (The pic is of a neighbors door)
- #2. The French door being installed will be brown and if we cannot find a door with brown grids then we will go with a gridless door. I will attach a pic of the door I am looking to get.
- #3. We will install sliding style windows rather than the double hung style.
- #4. Location of compressor will be to the right of the porch, when facing the porch placed at the interior corner where the two units meet.
- #5. I have decided against the partial wall being removed completely and will just be opening a section of the wall as a glass-less window.
- #6. All permits for the job will be obtained from the Town.

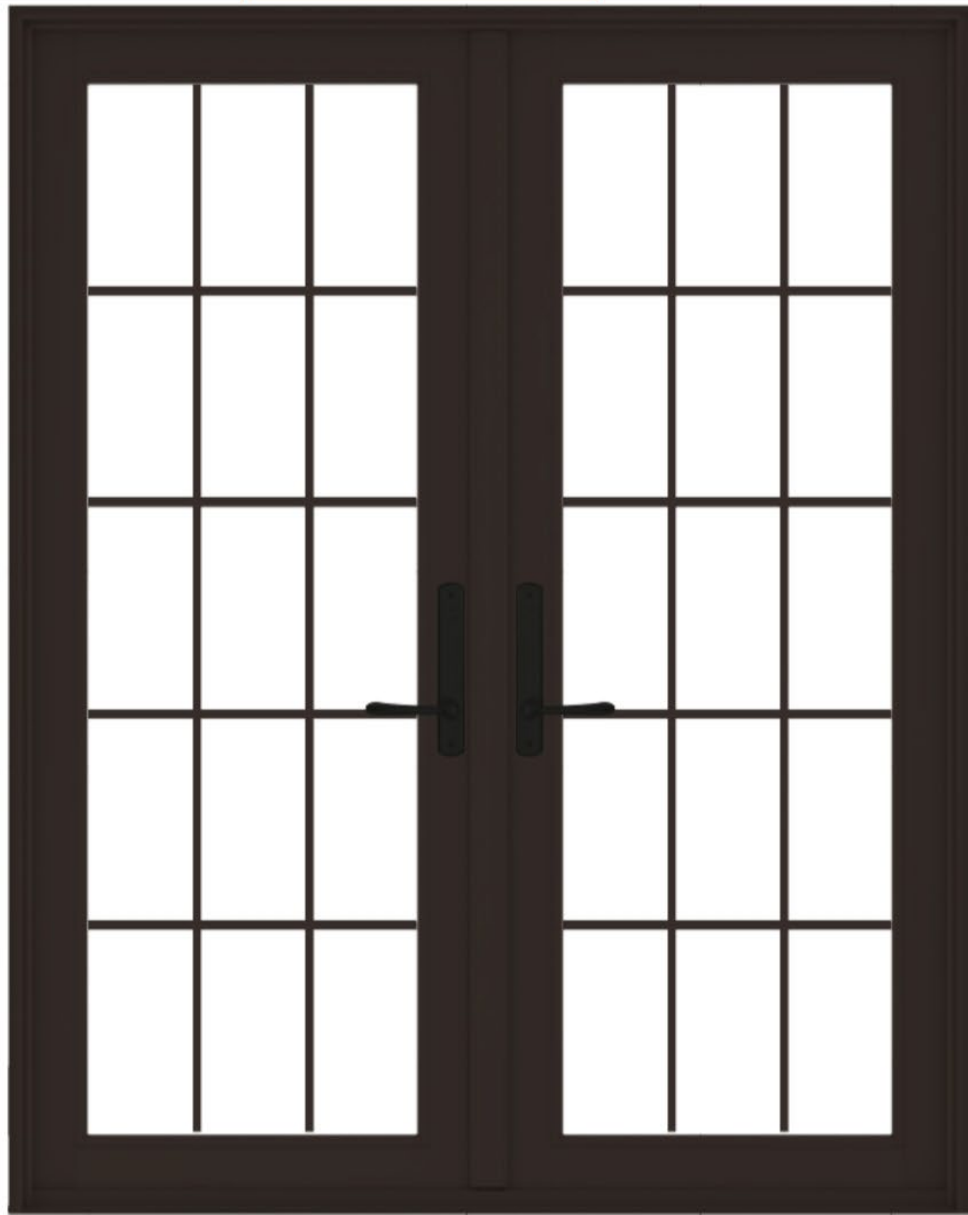
Any further question please feel free to contact me.

Jeff Rhoades
84 Hollister Way South
Glastonbury, CT.



A-SERIES HINGED PATIO DOOR

LEARN DESIGN IT TECH SPECS



INTERIOR

EXTERIOR



FEATURES



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PELLA® IMPERVIA®

Full-Frame, Single-Hung, Double-Hung, Casement, Awning, Storm

From: [Jim Fuda](#)
To: [Darien Covert](#)
Cc: [Sheila Duncan](#)
Subject: Re: Ostrowski proposed spec sheets
Date: Wednesday, August 2, 2023 1:20:50 PM
Attachments: [Order 10218670 All Spec Sheets C8D1268510754B.pdf](#)

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.

Thanks Darian.

Looks good to me.

On Aug 2, 2023, at 1:05 PM, Darien Covert <doc71@myyahoo.com> wrote:

This is the window that is going to be replaced at unit 7. Cusson is doing the job we have there info from previous jobs.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Wednesday, August 2, 2023, 12:43 PM, Cusson Sash <josh@cussonsash.com> wrote:

Hi Darren,

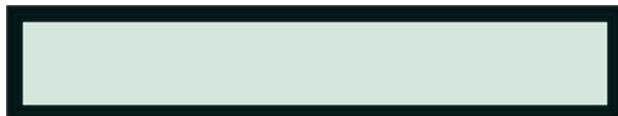
Here are the spec sheets for the proposed window at 7 Hollister Way North (Ostrowski). The installation will be identical to what I just did at 105 Hollister Way North for Germani. Please let me know if there is anything else you need.

Thanks Darren!

Josh Rodrigues
Cusson Sash Company
128 Addison Rd Glastonbury CT, 06033
(860) 659-0354 Office
(860) 670-2676 Cell
Josh@cussonsash.com

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 82 3/8" to 82 5/8"
Opening Height Range: 15 1/2" to 15 3/4"
Window Size: 82 1/8" x 15 1/4"
United Inches: 99
Fixed Glass Size: 77 15/16" x 11 3/16" x 3/4"
Fixed Glass Viewable Size: 77 1/16" x 10 1/4"

Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.26

0.23

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52

60.00

Air Infiltration (cfm/ft2)

<= 0.01



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In All 50 States.



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Ostrowski

Order #10218670-1

Qty: 1

DETAILS

Endure Window - EN600 Series

609 - Picture Window

White Inside / Classic Bronze Outside

FineLine

Exact Size: 82 1/8" x 15 1/4"

Graphite Foam Insulation

Sill Extender

Snow Mist White Poplar KL 303 Cove (3/4" x 3/4")

ComforTech DLA-UV

Single Strength Glass

3/4" IG Thickness