



MEADOW HILL
BOARD PACKET
November 15, 2023



MEADOW HILL, INC.
BOARD MEETING
November 15, 2023
AGENDA

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

EXECUTIVE SESSION MEETING 12:30 PM – BOARD ONLY

1. Executive Session – 12:30 PM - 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. Hearings Scheduled - None
4. Minutes
5. Financial Reports (Treasurer)
6. Maintenance Superintendent Reports
 - Superintendent Report/Maintenance & Work order review
 - Project List
 - Work Orders requested/completed last month.
7. Manager's Report
 - Calendar Review
 - Correspondence
8. Committee Report
 - Grounds Committee
 - Tree Committee
 - Communications Committee
 - Maintenance Committee
 - Social Committee – Holiday Party Dec 1st
 - Welcome Committee
 - Long-Term Planning Committee
9. Open Forum – Owners may provide input, commentary and ask questions (Floor is Open)



10. Old Business

- Fire Rebuild Update
- Aluminum Wiring Update
- Hollister House Update

11. New Business

1. Consider items raised in the owners' forum and committee reports
 - Committee Recommendations
2. Consider items discussed in executive sessions and hearings.
 - Any items to vote on?
3. Consideration of Homeowner Variance Requests
 - Any other homeowner variance requests to approve?
 - Variance request for window replacement (4) for 66HWS
4. 2024 Proposed Budget and Annual Meeting Date
5. Any other new business to discuss?

12. Adjournment



MINUTES

Meadow Hill, Inc.
Minutes of Executive Board Meeting
October 18, 2023

Executive Session

The Executive Session convened at 12:30 PM by President Jim Fuda with Board members present: Ed Litke, Brenda Berk, Dave Faxon, Ron King, Walter Brownsword, and Donna Whalen. Sheila Duncan of Imagineers joined the meeting at 1:00 PM

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 notes below for any action necessary by the Board on any item discussed in the Executive Session.

The Executive Session closed at 1:20

Open Session

The Open Session convened at 1:30 PM

Roll Call: Present: J. Fuda, E. Litke, B. Berk, D. Faxon, R. King, W. Brownsword, D. Whalen.

President's Remarks: Mr. Fuda thanked the committee members who organized the Transitional Living seminar. The seminar was very informative and well attended. A big thanks to Deb Wellington, Bonnie Brooks, Kathy McCarthy-Proulx, Joann Guild, and Joan Wentworth. Great job, Ladies!

Hearings Scheduled

The residents of 76 HWS have requested a private hearing on the outstanding balance on fines from rules violations. The private hearing will be held on Monday, October 23rd, at 1:00 PM.

The hearing regarding the unresolved rules violation about a door at 258 HWW was closed because the owner was not present at the time. The Board will decide on fines in 30 days.

The owner came later to the meeting. He explained that the door had been delivered and was in his garage. It will be installed next week.

Minutes of the September 20, 2023, Executive Board Meeting were approved by email.

Treasurer's Report: Ms. Berk reported the following.

*Key Bank CD earned \$522.44 in the month of September. Total expected to earn over the 10 month period will be over \$5.5K

*Line items over budget year-to-date include legal fees, Electricity, Master Insurance Policy, Health Insurance, Tree Maintenance, Mulching, Fertilization, Pool Supplies, and Maintenance and Repairs.

*Interest paid on the wiring project will be returned to the reserve account when the project is finalized.

Maintenance Report:

Pool closed, Irrigation System closed, Greenhouse to open soon, and most roof moss has been removed.

Manager's Report: Sheila Duncan

This report can be found in the October packet on page 29.

Committee Reports:

Grounds: Mike Proulx announced that Fall projects were all wrapped up.

Trees: Gene Flynn

We will be removing the smaller tree stumps, left behind from the tree removal in the next week. The larger stumps will be removed next month.

Maintenance Committee: Walter Brownsword

The committee budget has been finalized. Flat roof remediation has started-The 2 large and 2 small roofs will be replaced by year's end. Road sealing will begin soon. The retention walls have been reviewed, and there are no immediate problems.

Social Committee: Donna Whalen

Halloween Party Flyers have been sent out by email. **Please RSVP** if you plan to attend. We will need a head count.

Save the Date!!: Meadow Hill Holiday Party will be on Friday, December 1st! This will be a catered affair.

Welcome Committee: Gene Flynn

Suz Fields has been trained to be our new Welcome Ambassador.

Long Term Planning Committee: Jim Fuda

Our 2 major projects are coming to an end. (13 Units remaining for the Wiring Project)

The garages will be wired and inspected at the end of October.

Hollister House Proposal: See New Business

Open Forum

*Connie Liscomb (191) Asked when the garages will be wired.

Answer: At the end of October. Residents will be notified 3 days in advance.

Connie also thanked "The Cat Rescue Team" of Darien, Mike, and others who rescued a very scared cat from a tree last week!

*Mike Proulx (314) asked if our HOA fees will be substantial. Mr. Fuda let everyone know that the budget has not been finalized yet. When the budget is finalized, there will be a letter explaining the increase.

*Deb Wellington (292) Has asked everyone who attended the Transitional Living Seminar to fill out the feedback form. She would also like recommendations for future seminars. What would you like to see next?

Deb also asked about the option of Zoom Board Meetings for the winter months. Yes! There will be that option!

*Linda Fay is having difficulty reading the emails on her Apple Devices. The answer to those having the same difficulty is to use a different browser-like Chrome. Hope this works!

New Business

Hollister House Proposal is in the October packet on page 41. We encourage all residents to read this over carefully. We will need 80% approval from the residents to move forward with the proposal. There will be a letter going out to explain this proposal. There will be a community vote on this item. A formal Packet is to be distributed to all residents.

R. Bouchard #171-New Railings etc. The Board reviewed the Variance Application. Motion to approve the Variance Application made by W. Brownsword, seconded by E. Litke. Vote: Yes-7, No-0. Unanimously approved.

Board Positions: Mr. Fuda announced that Dave Faxon and Ed Litke are retiring from the Executive Board. We all thank them both for their time, wisdom and insight. Jim also proposed a motion be made to appoint Deb Wellington and Paul Jenkins to the Board to finish their terms. Motion to appoint Deb Wellington and Paul Jenkins to the Executive Board was made by R. King and seconded by E. Litke. Vote: Yes-7, No-0

Adjourn: The meeting was adjourned at 2:23 PM. **Motion to adjourn** was made by W. Brownsword and seconded by R. King. Vote Yes:7, No:0

Time of Adjournment: 2:23 PM

Minutes Submitted by: Donna Whalen **Minutes approved by email.** Vote: Yes-5, No-0. D. Faxon and Ed Litke are no longer board members, and therefore did not vote.



FINANCIAL REPORT

Balance Sheet Report

Meadow Hill, Inc.

As of October 31, 2023

	<u>Balance Oct 31, 2023</u>	<u>Balance Sep 30, 2023</u>	<u>Change</u>
<u>Assets</u>			
Operating Cash			
1103 - Webster Debit Checking	3,489.55	1,359.24	2,130.31
1105 - Key Bank - Checking	1,224.63	1,224.63	0.00
1140 - Operating Checking - Pacific Premier Bk	46,911.81	4,689.45	42,222.36
1142 - Windsor Federal Bank	52,878.00	52,878.00	0.00
1145 - PPB Inc Claim 06C00716	4,550.62	4,550.62	0.00
1146 - PPB Segregated: SA Wire (Loan) 2023	15,064.65	27,847.40	(12,782.75)
1147 - PPB Segregated: SA Fire Rebuild 2023	62,088.00	62,245.50	(157.50)
1148 - PPB Segregated: Claim unit 49 NHW	0.00	18,734.93	(18,734.93)
1170 - Segregated Funds - Insurance	10,000.00	10,000.00	0.00
Total Operating Cash	196,207.26	183,529.77	12,677.49
Money Market			
1303 - Key Bank Money Market	37,128.64	37,097.12	31.52
1340 - Money Market - Pacific Premier Bank	100,439.87	100,410.02	29.85
Total Money Market	137,568.51	137,507.14	61.37
Certificates of Deposit			
1401 - Key Bank CD	122,899.84	122,408.01	491.83
Total Certificates of Deposit	122,899.84	122,408.01	491.83
Accounts Receivable			
1600 - Accounts receivable	8,521.96	20,560.96	(12,039.00)
1602 - A/R Long-Term Special Assessment	681,926.35	681,926.35	0.00
1604 - Accounts Receivable Reserves	188,336.03	180,586.03	7,750.00
1605 - Reserve Recievable - WindsorFed Ln Payof	160,172.51	160,172.51	0.00
1609 - Other Receivable	1,600.00	1,600.00	0.00
Total Accounts Receivable	1,040,556.85	1,044,845.85	(4,289.00)

Balance Sheet Report

Meadow Hill, Inc.

As of October 31, 2023

	<u>Balance Oct 31, 2023</u>	<u>Balance Sep 30, 2023</u>	<u>Change</u>
<u>Assets</u>			
Prepaid Expenses			
1701 - Prepaid Insurance	30,744.00	44,798.60	(14,054.60)
Total Prepaid Expenses	30,744.00	44,798.60	(14,054.60)
Fixed Assets/Accum Depreciation			
1806 - Equipment	13,040.89	13,040.89	0.00
1807 - Accumulated Depreciation.: Equipment	(99,877.22)	(99,877.22)	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
Total Fixed Assets/Accum Depreciation	8,487.10	8,487.10	0.00
Total Assets	1,536,463.56	1,541,576.47	(5,112.91)
<u>Liabilities</u>			
Current Payables			
2100 - Accounts payable	128,007.99	114,812.28	13,195.71
2103 - Due to Reserves	75,898.75	75,898.75	0.00
2104 - Clearing Account	0.00	1,285.00	(1,285.00)
2200 - Unit Owner Fees Received in Advance	14,098.95	16,981.00	(2,882.05)
2203 - Deferred Insurance Claim Income	0.00	18,640.43	(18,640.43)
2302 - Accrued Expenses	28,310.00	26,250.00	2,060.00
Total Current Payables	246,315.69	253,867.46	(7,551.77)
Prepays			
2208 - Deferred SA Income	351,878.55	388,019.00	(36,140.45)
Total Prepays	351,878.55	388,019.00	(36,140.45)

Balance Sheet Report

Meadow Hill, Inc.

As of October 31, 2023

	<u>Balance Oct 31, 2023</u>	<u>Balance Sep 30, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Long Term Payables			
2403 - Windsor Federal Loan 75521651 - 2022	585,074.00	532,196.00	52,878.00
Total Long Term Payables	585,074.00	532,196.00	52,878.00
Reserve for Future Major Repairs & Repl			
2500 - Contract Liability	377,532.80	377,532.80	0.00
Total Reserve for Future Major Repairs & Repl	377,532.80	377,532.80	0.00
Total Liabilities	1,560,801.04	1,551,615.26	9,185.78
<u>Owners' Equity</u>			
Members Equity			
3100 - Members Equity	(110,850.84)	(110,850.84)	0.00
Total Members Equity	(110,850.84)	(110,850.84)	0.00
Replacement Reserves			
3200 - Replacement Reserve	225.72	225.72	0.00
3203 - Fixed Asset Fund	1,878.45	1,878.45	0.00
Total Replacement Reserves	2,104.17	2,104.17	0.00
Total Owners' Equity	(108,746.67)	(108,746.67)	0.00
 Net Income / (Loss)	 84,409.19	 98,707.88	 (14,298.69)
Total Liabilities and Equity	1,536,463.56	1,541,576.47	(5,112.91)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

October 01, 2023 thru October 31, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Association Fee Income								
4100 - Association Fee Income	56,802.00	56,800.00	2.00	568,020.00	568,004.00	16.00	681,605.00	113,585.00
4405 - CAI Rental	695.00	695.00	0.00	6,950.00	6,946.00	4.00	8,335.00	1,385.00
Total Association Fee Income	57,497.00	57,495.00	2.00	574,970.00	574,950.00	20.00	689,940.00	114,970.00
Special Assessment Income								
4201 - Special Assessment Loan 2023	53,282.25	0.00	53,282.25	365,263.25	0.00	365,263.25	0.00	(365,263.25)
4202 - Special Assessment: Fire U#6&10	0.00	0.00	0.00	154,606.50	0.00	154,606.50	0.00	(154,606.50)
Total Special Assessment Income	53,282.25	0.00	53,282.25	519,869.75	0.00	519,869.75	0.00	(519,869.75)
Income Charged by Unit								
4300 - Late fee income	250.00	37.00	213.00	1,400.00	375.00	1,025.00	450.00	(950.00)
4301 - Miscellaneous income	0.00	42.00	(42.00)	(3.64)	417.00	(420.64)	500.00	503.64
4302 - General fine income	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
4305 - Insufficient funds fee	0.00	0.00	0.00	75.00	0.00	75.00	0.00	(75.00)
4306 - Statement fee income	(40.00)	0.00	(40.00)	30.00	0.00	30.00	0.00	(30.00)
4313 - Pool Card Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
4314 - Gate card income	0.00	0.00	0.00	(20.00)	0.00	(20.00)	0.00	20.00
Total Income Charged by Unit	210.00	79.00	131.00	1,551.36	792.00	759.36	950.00	(601.36)
Other Income Assoc Level								
4400 - Clubhouse & Hollister House Income	0.00	62.00	(62.00)	700.00	625.00	75.00	750.00	50.00
4401 - Insurance claim income	18,640.43	0.00	18,640.43	266,795.23	0.00	266,795.23	0.00	(266,795.23)
4406 - Social Fund Income	0.00	187.00	(187.00)	(680.00)	1,875.00	(2,555.00)	2,250.00	2,930.00
Total Other Income Assoc Level	18,640.43	249.00	18,391.43	266,815.23	2,500.00	264,315.23	3,000.00	(263,815.23)
Interest/Reserve Income								
4501 - Interest Income Operating	0.00	0.00	0.00	0.17	0.00	0.17	0.00	(0.17)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

October 01, 2023 thru October 31, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Interest/Reserve Income								
4502 - Interest Income Reserves	0.00	17.00	(17.00)	0.00	167.00	(167.00)	200.00	200.00
Total Interest/Reserve Income	0.00	17.00	(17.00)	0.17	167.00	(166.83)	200.00	199.83
Total Meadow Hill, Inc. Income	129,629.68	57,840.00	71,789.68	1,363,206.51	578,409.00	784,797.51	694,090.00	(669,116.51)
<u>Expense</u>								
Professional Fees								
5100 - Management Fee	2,859.13	2,895.00	(35.87)	28,640.57	28,958.00	(317.43)	34,750.00	6,109.43
5101 - Legal Fees	262.50	83.00	179.50	3,397.25	833.00	2,564.25	1,000.00	(2,397.25)
5102 - Accounting Fees	0.00	0.00	0.00	5,270.00	5,000.00	270.00	5,000.00	(270.00)
Total Professional Fees	3,121.63	2,978.00	143.63	37,307.82	34,791.00	2,516.82	40,750.00	3,442.18
Utilities								
5200 - Electricity	1,356.97	1,792.00	(435.03)	20,892.80	17,917.00	2,975.80	21,500.00	607.20
5205 - Gas	1,361.36	1,083.00	278.36	10,892.84	10,833.00	59.84	13,000.00	2,107.16
5206 - Water	2,991.08	3,333.00	(341.92)	27,126.28	33,333.00	(6,206.72)	40,000.00	12,873.72
5207 - Sewer	1,680.00	2,000.00	(320.00)	16,655.00	20,000.00	(3,345.00)	24,000.00	7,345.00
5210 - Trash Removal	2,845.13	2,625.00	220.13	27,129.10	26,250.00	879.10	31,500.00	4,370.90
5211 - Telephone	500.98	333.00	167.98	4,459.58	3,333.00	1,126.58	4,000.00	(459.58)
Total Utilities	10,735.52	11,166.00	(430.48)	107,155.60	111,666.00	(4,510.40)	134,000.00	26,844.40
Administrative								
5308 - Miscellaneous Admin	1,202.92	250.00	952.92	4,183.39	2,500.00	1,683.39	3,000.00	(1,183.39)
5313 - Communications - LARK	0.00	42.00	(42.00)	142.54	417.00	(274.46)	500.00	357.46
5314 - Welcome Committee	0.00	12.00	(12.00)	0.00	125.00	(125.00)	150.00	150.00
Total Administrative	1,202.92	304.00	898.92	4,325.93	3,042.00	1,283.93	3,650.00	(675.93)
Insurance								
5400 - Master Insurance Policy	13,477.60	10,583.00	2,894.60	132,412.00	105,833.00	26,579.00	127,000.00	(5,412.00)
5401 - Worker's Compensation	374.00	667.00	(293.00)	(1,952.99)	6,667.00	(8,619.99)	8,000.00	9,952.99

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

October 01, 2023 thru October 31, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Insurance								
5403 - Health Insurance	4,344.43	2,153.00	2,191.43	21,807.06	21,530.00	277.06	25,836.00	4,028.94
5407 - Insurance Loss Expense	18,734.93	0.00	18,734.93	338,369.16	0.00	338,369.16	0.00	(338,369.16)
5409 - Automobile Insurance	203.00	200.00	3.00	2,176.75	2,000.00	176.75	2,400.00	223.25
Total Insurance	37,133.96	13,603.00	23,530.96	492,811.98	136,030.00	356,781.98	163,236.00	(329,575.98)
Payroll								
5501 - Payroll-Maintenance	11,645.00	10,272.00	1,373.00	104,031.90	102,721.00	1,310.90	123,265.00	19,233.10
5503 - Payroll-Bonus	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
5504 - Payroll-Snow	0.00	167.00	(167.00)	610.00	1,667.00	(1,057.00)	2,000.00	1,390.00
5508 - Payroll-Mileage	0.00	0.00	0.00	97.95	0.00	97.95	0.00	(97.95)
5506 - Employer Payroll Taxes	843.49	785.00	58.49	8,619.35	7,858.00	761.35	9,430.00	810.65
5507 - Payroll Service Fees	366.58	175.00	191.58	2,065.40	1,750.00	315.40	2,100.00	34.60
Total Payroll	12,855.07	11,399.00	1,456.07	115,474.60	113,996.00	1,478.60	136,795.00	21,320.40
Grounds Maintenance								
5600 - Landscaping Maint. Contract	9,126.24	9,126.00	0.24	63,883.68	73,010.00	(9,126.32)	73,010.00	9,126.32
5606 - Tree Maintenance	0.00	407.00	(407.00)	11,489.52	4,075.00	7,414.52	4,890.00	(6,599.52)
5607 - Mulching-Perimeters	0.00	483.00	(483.00)	6,365.65	4,833.00	1,532.65	5,800.00	(565.65)
5609 - Fertilization	0.00	583.00	(583.00)	7,957.12	5,833.00	2,124.12	7,000.00	(957.12)
5611 - Snow Removal Supplies	0.00	333.00	(333.00)	129.68	3,333.00	(3,203.32)	4,000.00	3,870.32
5616 - Road/Walks Repairs	1,249.61	167.00	1,082.61	1,249.61	1,667.00	(417.39)	2,000.00	750.39
5699 - Ground Improvements - Land Comm	439.46	389.00	50.46	1,867.72	3,110.00	(1,242.28)	3,110.00	1,242.28
Total Grounds Maintenance	10,815.31	11,488.00	(672.69)	92,942.98	95,861.00	(2,918.02)	99,810.00	6,867.02
Amenities Maintenance								
5701 - Pool Supplies/Repairs	968.95	175.00	793.95	3,399.72	1,750.00	1,649.72	2,100.00	(1,299.72)
5702 - Amenities	0.00	33.00	(33.00)	682.75	333.00	349.75	400.00	(282.75)
5714 - Social Fund	0.00	187.00	(187.00)	(750.55)	1,875.00	(2,625.55)	2,250.00	3,000.55
Total Amenities Maintenance	968.95	395.00	573.95	3,331.92	3,958.00	(626.08)	4,750.00	1,418.08

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

October 01, 2023 thru October 31, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Repairs								
5803 - Pest Control	0.00	225.00	(225.00)	2,666.65	2,250.00	416.65	2,700.00	33.35
5804 - Maintenance Supplies	836.44	333.00	503.44	8,687.31	3,333.00	5,354.31	4,000.00	(4,687.31)
5805 - Truck Maintenance & Fuel	466.13	208.00	258.13	1,960.37	2,083.00	(122.63)	2,500.00	539.63
5811 - Equipment Maint. Misc & Fuel	37.00	125.00	(88.00)	477.72	1,250.00	(772.28)	1,500.00	1,022.28
5900 - Building Maintenance	323.30	500.00	(176.70)	2,904.39	5,000.00	(2,095.61)	6,000.00	3,095.61
Total Maintenance & Repairs	1,662.87	1,391.00	271.87	16,696.44	13,916.00	2,780.44	16,700.00	3.56
Reserves and Miscellaneous								
6102 - Association Income Tax	0.00	58.00	(58.00)	0.00	583.00	(583.00)	700.00	700.00
6103 - Truck Taxes	0.00	58.00	(58.00)	889.03	583.00	306.03	700.00	(189.03)
6105 - Contribution To Reserves General	7,750.00	7,750.00	0.00	77,499.00	77,499.00	0.00	92,999.00	15,500.00
6120 - WF Loan # 75521651 Interest	3,607.41	0.00	3,607.41	21,530.42	0.00	21,530.42	0.00	(21,530.42)
Total Reserves and Miscellaneous	11,357.41	7,866.00	3,491.41	99,918.45	78,665.00	21,253.45	94,399.00	(5,519.45)
Total Meadow Hill, Inc. Expense	89,853.64	60,590.00	29,263.64	969,965.72	591,925.00	378,040.72	694,090.00	(275,875.72)
Total Meadow Hill, Inc. Income / (Loss)	39,776.04	(2,750.00)	42,526.04	393,240.79	(13,516.00)	406,756.79	0.00	(393,240.79)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc-Reserve

October 01, 2023 thru October 31, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (10 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Interest/Reserve Income								
4500 - Reserve Contributions	7,750.00	7,452.00	298.00	77,249.00	74,518.00	2,731.00	89,422.00	12,173.00
4502 - Interest Income Reserves	553.27	0.00	553.27	1,701.46	0.00	1,701.46	0.00	(1,701.46)
4504 - Income from Res. Appropriation	0.00	0.00	0.00	(13,018.81)	0.00	(13,018.81)	0.00	13,018.81
Total Interest/Reserve Income	8,303.27	7,452.00	851.27	65,931.65	74,518.00	(8,586.35)	89,422.00	23,490.35
Total Meadow Hill, Inc-Reserve Income	8,303.27	7,452.00	851.27	65,931.65	74,518.00	(8,586.35)	89,422.00	23,490.35
<u>Expense</u>								
Capital Improvements								
7202 - Roof Replacement	9,500.00	0.00	9,500.00	9,500.00	0.00	9,500.00	0.00	(9,500.00)
7208 - Special Assessment Projects	52,878.00	2,917.00	49,961.00	365,263.25	29,167.00	336,096.25	35,000.00	(330,263.25)
7226 - Flat Roofs - Small	0.00	808.00	(808.00)	0.00	8,083.00	(8,083.00)	9,700.00	9,700.00
7227 - Flat Roofs - Large	0.00	2,833.00	(2,833.00)	0.00	28,333.00	(28,333.00)	34,000.00	34,000.00
7229 - Contingencies	0.00	833.00	(833.00)	0.00	8,333.00	(8,333.00)	10,000.00	10,000.00
Total Capital Improvements	62,378.00	7,391.00	54,987.00	374,763.25	73,916.00	300,847.25	88,700.00	(286,063.25)
Total Meadow Hill, Inc-Reserve Expense	62,378.00	7,391.00	54,987.00	374,763.25	73,916.00	300,847.25	88,700.00	(286,063.25)
Total Meadow Hill, Inc-Reserve Income / (L	(54,074.73)	61.00	(54,135.73)	(308,831.60)	602.00	(309,433.60)	722.00	309,553.60
Total Association Net Income / (Loss)	(14,298.69)	(2,689.00)	(11,609.69)	84,409.19	(12,914.00)	97,323.19	722.00	(83,687.19)

Accounts Payable Open Items

Meadow Hill, Inc.

As of Tue Oct 31, 2023

Period	Invoice Date	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
American Yard Service & Irrigation - 51 Redwood Lane, South Glastonbury, CT 06073 - (860) 633-5766								
October, 2023	10/19/2023	48755	1361 - 5699 - Ground Improvements - Land Com	10/19/2023	11/03/2023	Winterization Of Irrigation System	10/19/23	393.50
Total American Yard Service Irrigation:								393.50
Connecticut Natural Gas Corporation - P.O. Box 847820, Boston, MA 02284-7820 - (860) 524-8361								
October, 2023	10/13/2023	101323-5795	1361 - 5205 - Gas	10/13/2023	11/01/2023	Balance Forward	9/14/23-10/11/23q	77.85
			1361 - 5205 - Gas	10/13/2023	11/01/2023	Account # 040-0011134-5795	9/14/23-10/11/23q	52.65
Total Connecticut Natural Gas Corporation:								130.50
Eversource (E) - P. O. Box 56002, Boston, MA 02205-6002 - (888) 783-6618								
October, 2023	10/24/2023	102423-2014	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5116 519 2014	9/25/23-10/24/23	12.83
		102423-2038	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5137 129 2038	9/25/23-10/24/23	39.11
		102423-2090	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5164 219 2090	9/25/23-10/24/23	56.68
		102423-2040	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5139 519 2040	9/25/23-10/24/23	114.65
		102423-2029	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5169 719 2029	9/25/23-10/24/23	28.45
		102423-2052	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5159 819 2052	9/25/23-10/24/23	21.26
		102423-2068	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5161 619 2068	9/25/23-10/24/23	10.11
		102423-2008	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5162 529 2008	9/25/23-10/24/23	19.02
		102423-2005	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5154 529 2005	9/25/23-10/24/23	28.21
		102423-2018	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5124 519 2018	9/25/23-10/24/23	66.64
		102423-2017	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5134 519 2017	9/25/23-10/24/23	11.86
		102423-2075	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5118 719 2075	9/25/23-10/24/23	12.59
		102423-2069	1361 - 5200 - Electricity	10/24/2023	11/03/2023	Acct # 5113 619 2069	9/25/23-10/24/23	16.31
Total Eversource (E):								437.72
Imagineers, LLC - 635 Farmington Avenue, Hartford, CT 06105 - (860) 247-2318								
October, 2023	10/23/2023	AR063427-MIS	1361 - 5308 - Miscellaneous Admin	10/23/2023	11/03/2023	Copies	10/23/23	212.70
	10/24/2023	AR063455-MIS	1361 - 5308 - Miscellaneous Admin	10/24/2023	11/07/2023	Copies & Postage	10/24/23	198.76
Total Imagineers, LLC:								411.46
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 Pay	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

Accounts Payable Open Items

Meadow Hill, Inc.

As of Tue Oct 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								
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
		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
August, 2023	08/01/2023	08/2023-RC	1361 - 6105 - Contribution To Reserves General	08/01/2023		Reserve Contribution	08/2023	7,750.00
		08/2023-LR	1361 - 2103 - Due to Reserves	08/01/2023		Pay Off Loan from Reserve	08/2023	4,000.00
September, 2023	09/01/2023	09/2023-RC	1361 - 6105 - Contribution To Reserves General	09/01/2023		Reserve Contribution	09/2023	7,750.00
		09/2023-LR	1361 - 2103 - Due to Reserves	09/01/2023		Pay Off Loan from Reserve	09/2023	4,000.00
October, 2023	10/01/2023	10/2023-RC	1361 - 6105 - Contribution To Reserves General	10/01/2023	11/07/2023	Reserve Contribution	10/2023	7,750.00
Total Meadow Hill, Inc.:								112,687.28
Sandler & Hansen, LLC - 98 Washington Street, Third Floor, Middletown, CT 06457 - (860) 398-9090								
October, 2023	08/03/2023	7445	1361 - 5101 - Legal Fees	10/01/2023	11/03/2023	Professional Services	8/3/23	199.50
	10/06/2023	7625	1361 - 5101 - Legal Fees	10/06/2023	11/03/2023	Professional Services	10/6/23	63.00
Total Sandler .Hansen, LLC:								262.50
Savol Pools - Corp. - 91 Prestige Park, East Hartford, CT 06108 - (860) 282-0878								
October, 2023	09/30/2023	81020	1361 - 5701 - Pool Supplies/Repairs	10/01/2023	11/03/2023	Winterize Pool, Pool Chemicals	9/27/23	968.95
Total Savol Pools - Corp.:								968.95
SJR Construction - 129 East Hebron Turnpike, Lebanon, CT 06249 - (860) 918-1582								
October, 2023	10/17/2023	101723-	1361 - 7202 - Roof Replacement	10/17/2023	11/02/2023	Roof Repair	93 Hollister Way	4,750.00
	10/23/2023	102323-	1361 - 7226 - Flat Roofs - Small	10/23/2023	11/02/2023	Roof Repair	100 HWS	4,750.00
	10/26/2023	102623-	1361 - 5900 - Building Maintenance	10/26/2023	11/02/2023	Repair Soffit & Soffit Vent	Unit 122	225.00
Total SJR Construction:								9,725.00
The Metropolitan District Co. - PO Box 990092, Hartford, CT 06199-0092 - (860) 278-0127								
October, 2023	10/05/2023	100000216719	1361 - 5206 - Water	10/05/2023	11/01/2023	1489 Main St. Acct # 21019066	9/1/23-9/28/23	2,991.08
Total The Metropolitan District Co.:								2,991.08
Total report:								128,007.99

Cash Disbursement by Vendor

Meadow Hill, Inc.

Sun Oct 01, 2023 thru Tue Oct 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>All Waste Inc.</u>					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000550	Check Amount: 2,845.13		
	1361 - 5210 - Trash Removal	10/01/2023	Trash Removal	10/2023	2,845.13
				Total for All Waste Inc.	2,845.13
<u>Alwire Project Engineering LLC</u>					
Check Date: 10/03/2023	Bank: Windsor Federal Bank	Check Number: 00001009	Check Amount: 52,878.00		
	1361RES - 7208 - Special Assessment Projects	10/03/2023	Aluminium Wire Project	14 units	52,878.00
				Total for Alwire Project Engineering LLC	52,878.00
<u>Anthem Blue Cross & Blue Shield</u>					
Check Date: 10/31/2023	Bank: Pacific Premier Bank - OP	Check Number: 10272023	Check Amount: 299.38		
	1361 - 5403 - Health Insurance	10/31/2023	Health Insurance		299.38
				Total for Anthem Blue Cross & Blue Shield	299.38
<u>Berk Brenda</u>					
Check Date: 10/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500072	Check Amount: 66.97		
	1361 - 5308 - Miscellaneous Admin	09/30/2023	Reimbursement	10032023	66.97
				Total for Berk Brenda	66.97
<u>Braman</u>					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000549	Check Amount: 2,196.11		
	1361 - 5803 - Pest Control	09/01/2023	Pest Control Service	9/1/23	313.73
	1361 - 5803 - Pest Control	09/01/2023	Pest Control Service	9/1/23	313.73
	1361 - 5803 - Pest Control	09/01/2023	Pest Control Service	9/1/23	313.73
	1361 - 5803 - Pest Control	09/01/2023	Pest Control Service	9/1/23	313.73
	1361 - 5803 - Pest Control	09/01/2023	Pest Control Service	9/1/23	313.73
	1361 - 5803 - Pest Control	09/01/2023	Pest Control Service	9/1/23	313.73
	1361 - 5803 - Pest Control	09/01/2023	Pest Control Service	9/1/23	313.73
				Total for Braman	2,196.11
<u>CAI</u>					
Check Date: 10/05/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500073	Check Amount: 320.00		
	1361 - 5308 - Miscellaneous Admin	10/05/2023	Annual Membership Dues		320.00

Cash Disbursement by Vendor

Meadow Hill, Inc.

Sun Oct 01, 2023 thru Tue Oct 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
CAI					
Check Date: 10/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500076	Check Amount: 320.00		
	1361 - 5308 - Miscellaneous Admin	10/17/2023	Annual Membership	101723	320.00
			Total for CAI		640.00
CAI-CT					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000548	Check Amount: 50.00		
	1361 - 5308 - Miscellaneous Admin	10/01/2023	Attendee Fee	9/22/23	50.00
			Total for CAI-CT		50.00
Central Sealing Co., Inc.					
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000556	Check Amount: 1,249.61		
	1361 - 5616 - Road/Walks Repairs	10/01/2023	Asphalt Repair	8/12/23	1,249.61
			Total for Central Sealing Co., Inc.		1,249.61
Cigna + Oscar					
Check Date: 10/05/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500074	Check Amount: 2,331.95		
	1361 - 5403 - Health Insurance	10/05/2023	Monthly Health Insurance	10/2023	2,331.95
Check Date: 10/26/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500077	Check Amount: 2,331.95		
	1361 - 5403 - Health Insurance	10/26/2023	Monthly Health Insurance	due 11/2023	2,331.95
			Total for Cigna + Oscar		4,663.90
Connecticut Natural Gas Corporation					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000551	Check Amount: 40.44		
	1361 - 5205 - Gas	10/01/2023	Account # 040-0011134-5795	8/11/23-9/13/23	40.44
Check Date: 10/30/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000561	Check Amount: 935.42		
	1361 - 5205 - Gas	10/13/2023	Account # 040-0010388-4033	9/14/23-10/11/23	99.48
	1361 - 5205 - Gas	10/13/2023	Account # 040-0010385-5793	9/14/23-10/11/23	688.95
	1361 - 5205 - Gas	10/13/2023	Account # 040-0010386-3060	9/14/23-10/11/23	39.17
	1361 - 5205 - Gas	10/13/2023	Account # 040-0010387-9819	9/14/23-10/11/23	70.27
	1361 - 5205 - Gas	10/13/2023	Account # 040-0011134-5787	9/14/23-10/11/23	37.55
			Total for Connecticut Natural Gas Corporation		975.86
Eversource (E)					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000547	Check Amount: 1,181.49		
	1361 - 5200 - Electricity	09/25/2023	Acct # 5164 219 2090	8/24/23-9/25/23	94.21
	1361 - 5200 - Electricity	09/25/2023	Acct # 5162 529 2008	8/24/23-9/25/23	20.87

Cash Disbursement by Vendor

Meadow Hill, Inc.

Sun Oct 01, 2023 thru Tue Oct 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Eversource (E)</u>					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000547	Check Amount: 1,181.49		
	1361 - 5200 - Electricity	09/25/2023	Acct # 5161 619 2068	8/24/23-9/25/23	9.88
	1361 - 5200 - Electricity	09/25/2023	Acct # 5159 819 2052	8/24/23-9/25/23	21.94
	1361 - 5200 - Electricity	09/25/2023	Acct # 5169 719 2029	8/24/23-9/25/23	27.56
	1361 - 5200 - Electricity	09/25/2023	Acct # 5154 529 2005	8/24/23-9/25/23	30.24
	1361 - 5200 - Electricity	09/25/2023	Acct # 5134 519 2017	8/24/23-9/25/23	12.83
	1361 - 5200 - Electricity	09/25/2023	Acct # 5137 129 2038	8/24/23-9/25/23	45.21
	1361 - 5200 - Electricity	09/25/2023	Acct # 5139 519 2040	8/24/23-9/25/23	739.73
	1361 - 5200 - Electricity	09/25/2023	Acct # 5124 519 2018	8/24/23-9/25/23	77.60
	1361 - 5200 - Electricity	09/25/2023	Acct # 5118 719 2075	8/24/23-9/25/23	13.63
	1361 - 5200 - Electricity	09/25/2023	Acct # 5133 519 2019	8/24/23-9/25/23	59.45
	1361 - 5200 - Electricity	09/25/2023	Acct # 5113 619 2069	8/24/23-9/25/23	18.46
	1361 - 5200 - Electricity	09/25/2023	Acct # 5116 519 2014	8/24/23-9/25/23	9.88
Check Date: 10/11/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000555	Check Amount: 794.25		
	1361 - 5200 - Electricity	10/06/2023	Acct # 5136 879 2073	9/8/23-10/6/23	794.25
			Total for Eversource (E)		1,975.74
<u>Frontier Communications</u>					
Check Date: 10/30/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000562	Check Amount: 131.99		
	1361 - 5211 - Telephone	10/01/2023	Acct 860-633-1206	9/29/23-10/28/23	131.99
			Total for Frontier Communications		131.99
<u>Highlight Landscape and Design LLC</u>					
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000560	Check Amount: 9,126.24		
	1361 - 5600 - Landscaping Maint. Contract	10/01/2023	Seasonal Landscaping	10/2023	9,126.24
			Total for Highlight Landscape and Design LLC		9,126.24
<u>Home Depot Credit Services</u>					
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000558	Check Amount: 624.07		
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 3621487	9/28/23	68.99
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 3013877	9/28/23	45.27
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 3013878	9/28/23	111.84
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 3013901	9/28/23	46.54
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 8014430	9/28/23	92.54
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 8014434	9/28/23	14.59

Cash Disbursement by Vendor

Meadow Hill, Inc.

Sun Oct 01, 2023 thru Tue Oct 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Home Depot Credit Services</u>					
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000558	Check Amount: 624.07		
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 7613633	9/28/23	47.12
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 6014642	9/28/23	78.70
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 1614680	9/28/23	57.33
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 4904647	9/28/23	50.00
	1361 - 5804 - Maintenance Supplies	10/01/2023	Inv 3904757	9/28/23	11.15
			Total for Home Depot Credit Services		624.07
<u>Imagineers, LLC</u>					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000552	Check Amount: 6,027.79		
	1361 - 4306 - Statement fee income	10/01/2023	Statement Fees	9/2023	150.00
	1361 - 5100 - Management Fee	09/01/2023	Management Fee	9/2023	2,859.13
	1361 - 5100 - Management Fee	10/01/2023	Management Fee	10/2023	2,859.13
	1361 - 5507 - Payroll Service Fees	10/01/2023	Payroll Processing Fee	Q3 2023	159.53
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000559	Check Amount: 91.46		
	1361 - 5308 - Miscellaneous Admin	10/02/2023	Flower Arrangement	10/2/23	91.46
			Total for Imagineers, LLC		6,119.25
<u>Proulx, Michael & Kathy</u>					
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000557	Check Amount: 1,285.00		
	1361 - 2104 - Clearing Account	10/01/2023	Refund - SA Fire Duplicate Payment	00156-8033	1,285.00
			Total for Proulx, Michael & Kathy		1,285.00
<u>Ronna Reynolds, Scott Lockwood</u>					
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500075	Check Amount: 18,734.93		
	1361 - 5407 - Insurance Loss Expense	10/16/2023	Release Signed	Insurance Claim	18,734.93
			Total for Ronna Reynolds, Scott Lockwood		18,734.93
<u>Sandler & Hansen, LLC</u>					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000554	Check Amount: 582.75		
	1361 - 5101 - Legal Fees	09/11/2023	Professional Services	9/11/23	488.25
	1361 - 5407 - Insurance Loss Expense	09/11/2023	Professional Services	9/11/23	94.50
			Total for Sandler & Hansen, LLC		582.75

Cash Disbursement by Vendor
Meadow Hill, Inc.
Sun Oct 01, 2023 thru Tue Oct 31, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Metropolitan District Co.</u>					
Check Date: 10/06/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000553	Check Amount:	2,988.55	
	1361 - 5206 - Water		09/05/2023	1489 Main St. Acct # 21019066	8/1/23-8/31/23
					2,988.55
				Total for The Metropolitan District Co.	2,988.55
<u>Windsor Federal Savings</u>					
Check Date: 10/16/2023	Bank: Pacific Premier Bank - OP	Check Number: 10152023	Check Amount:	3,607.41	
	1361 - 6120 - WF Loan # 75521651 Interest		10/16/2023	WF Loan # 75521651: Interest	10/2023
					3,607.41
				Total for Windsor Federal Savings	3,607.41
				Total for Meadow Hill, Inc.	111,040.89



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
COMMON AREA 174 Hollister Way S	OPEN	Grounds / N/A		588572	Hours: null Labor: Mats:	CREATED: 11/01/2023 11:49 AM Rothfarb, Eileen LAST UPDATED: 11/01/2023 11:52 AM Rothfarb, Eileen
	Note: Seeding lawn outside our home - There are a lot of bare spots on the lawn in front of our house and to the right of our home. Please re-seed. Thanks so much.					
COMMON AREA Not Specified	OPEN	Club House / Equipment	Covert, Darien / null	587872	Hours: null Labor: Mats:	CREATED: 10/30/2023 9:04 AM Merritt, Danielle LAST UPDATED: 10/30/2023 9:08 AM Merritt, Danielle
	Note: Mahjong Tuesdays- Starting 11.7 - On Tuesdays from 1:00 to 3:00. please set up two small round tables .					
COMMON AREA Not Specified	OPEN	Club House / N/A	Covert, Darien / null	587338	Hours: null Labor: Mats:	CREATED: 10/26/2023 3:38 PM Merritt, Danielle LAST UPDATED: 10/26/2023 3:40 PM Merritt, Danielle
	Note: Halloween party set Up 10/31 - Please place 7 tables and 7 chairs at each table for the Halloween party on the 31st. Please plug in the fridge under the bar.					
COMMON AREA Not Specified	OPEN	General / Lawncare	Covert, Darien / null	587334	Hours: null Labor: Mats:	CREATED: 10/26/2023 3:33 PM Merritt, Danielle LAST UPDATED: 10/26/2023 3:36 PM Merritt, Danielle
	Note: Ground Maintenance - Please place top soil and reseed in front of units 49, 53, 57, and 61,.					
66 Hollister Way South Glastonbury, CT 06033 66 Hollister Way South - Unit: 1 OWNER: Whalen, Donna ACCOUNT ID: n/a	OPEN	Gutters/Downspouts / N/A	Covert, Darien / null	586167	Hours: null Labor: Mats:	CREATED: 10/21/2023 10:01 AM Whalen, Donna LAST UPDATED: 10/23/2023 10:10 AM Merritt, Danielle
	Note: Gutter clean-up - The gutter on our porch is full of leaves and the rainwater has nowhere to go. Also check the downspout, because the water has to go uphill to drain. .					

14 Hollister Way South Glastonbury, CT 06033	OPEN	General Repair / N/A	Covert, Darien / null	585482	Hours: null Labor: Mats:	CREATED: 10/18/2023 12:45 PM Merritt, Danielle
14 Hollister Way South - Unit: 1	Note: Remove can of plaster - Please remove can of plaster- it was left in the front yard.					LAST UPDATED: 10/18/2023 12:47 PM Merritt, Danielle
OWNER: Marilyn Lathrop						
ACCOUNT ID: n/a						
14 Hollister Way South Glastonbury, CT 06033	OPEN	Landscaping / Ground Maintenance	Covert, Darien / null	585479	Hours: null Labor: Mats:	CREATED: 10/18/2023 12:43 PM Merritt, Danielle
14 Hollister Way South - Unit: 1	Note: Replant Shrubs - Please replant the 3 shrubs that got removed due to running a new electrical line due to fire. Please reach out to Marilyn she has the plants.					LAST UPDATED: 10/18/2023 12:46 PM Merritt, Danielle
OWNER: Marilyn Lathrop						
ACCOUNT ID: n/a						
148 Hollister Way South Glastonbury, CT 06033	OPEN	Custodial / N/A	Covert, Darien / null	585431	Hours: null Labor: Mats:	CREATED: 10/18/2023 11:20 AM Augur, Eleanor
148 Hollister Way South - Unit: 1	Note: siding - The siding by my front door seriously needs a wash down. Actually it's two stories, units 146 and 148. It's coated in dirt; yellow, green and black. Any assistance would be appreciated. Would like it taken care of before more guests ring my doorbell and are in view of it..					LAST UPDATED: 10/18/2023 11:46 AM Merritt, Danielle
OWNER: Augur, Eleanor						
ACCOUNT ID: n/a						
203 Hollister Way North Glastonbury, CT 06033	OPEN	Pests / Bees	Covert, Darien / null	585187	Hours: null Labor: Mats:	CREATED: 10/17/2023 1:06 PM Merritt, Danielle
203 Hollister Way North - Unit: 1	Note: Wasps in house - The homeowner has reported wasps coming in to her bathroom. She believes the wasps under the siding. There is a small window in the bathroom - wasps started coming in near the window.					LAST UPDATED: 10/17/2023 1:09 PM Merritt, Danielle
OWNER: (Fran) Daughter - Barbara Massy						
ACCOUNT ID: n/a						

COMMON AREA	OPEN	Garage / N/A	Covert, Darien / null	584825	Hours: null Labor: Mats:	CREATED: 10/16/2023 11:58 AM Merritt, Danielle
Not Specified	Note: Garage doors under 191/193- new weather- stripping - The weather-stripping around the garage doors needs to be replaced. The pest control company states mice have chewed through and it is brittle.					LAST UPDATED: 10/16/2023 12:02 PM Merritt, Danielle
54 Hollister Way South Glastonbury, CT 06033	OPEN	General Repair / N/A	Covert, Darien / null	584597	Hours: null Labor: Mats:	CREATED: 10/14/2023 1:54 PM Odle, Maureen
54 Hollister Way South - Unit: 1 OWNER: Odle, Maureen ACCOUNT ID: n/a	Note: Outside spigot - Was trying to get the spigot under the kitchen window ready for winter but it won't stop dripping. Need to have it looked at in case there is a problem and it needs to be fixed before the colder weather sets in. I do not want any inside problems. Only noticing it now because a resident has had their personal hose connected to it constantly since spring. Thank you so much. .					LAST UPDATED: 10/17/2023 3:53 PM Merritt, Danielle
199 Hollister Way North Glastonbury, CT 06033	OPEN	Roofing / Repair	Covert, Darien / null	583903	Hours: null Labor: Mats:	CREATED: 10/11/2023 3:43 PM Merritt, Danielle
199 Hollister Way North - Unit: 1 OWNER: Daren Hill ACCOUNT ID: n/a	Note: Roof leak/Ceiling stain - The homeowner has reported a ceiling stain over the stairway. Please evaluate the small front roof and the ceiling stain..					LAST UPDATED: 10/11/2023 3:45 PM Merritt, Danielle
223 Hollister Way North Glastonbury, CT 06033	OPEN	Landscaping / Ground Maintenance	Covert, Darien / null	583333	Hours: null Labor: Mats:	CREATED: 10/10/2023 9:02 AM Merritt, Danielle
223 Hollister Way North - Unit: 1 OWNER: Patricia M. Maloney ACCOUNT ID: n/a	Note: Poison ivy - Remove the ground cover and tree removal to remove the poison ivy. The rear yard It is creeping into the yard of Virginia at 221 HWN .					LAST UPDATED: 10/11/2023 10:51 AM Duncan, Sheila

175 Hollister Way North Glastonbury, CT 06033 175 Hollister Way North - Unit: 1 OWNER: Joan Palatine ACCOUNT ID: n/a	OPEN	Powerwash / N/A	Covert, Darien / null	583060	Hours: null Labor: Mats:	CREATED: 10/09/2023 10:26 AM Merritt, Danielle LAST UPDATED: 10/09/2023 10:27 AM Merritt, Danielle
	Note: Powerwash - Power wash the north side of unit.					
179 Hollister Way North Glastonbury, CT 06033 179 Hollister Way North - Unit: 1 OWNER: Edward Litke ACCOUNT ID: n/a	OPEN	Powerwash / N/A	Covert, Darien / null	583058	Hours: null Labor: Mats:	CREATED: 10/09/2023 10:24 AM Merritt, Danielle LAST UPDATED: 10/09/2023 10:26 AM Merritt, Danielle
	Note: Power wash - Power wash east side of unit.					
86 Hollister Way South Glastonbury, CT 06033 86 Hollister Way South - Unit: 1 OWNER: Ronald King ACCOUNT ID: n/a	OPEN	Powerwash / N/A	Covert, Darien / null	581877	Hours: null Labor: Mats:	CREATED: 10/03/2023 5:26 PM Merritt, Danielle LAST UPDATED: 10/03/2023 5:27 PM Merritt, Danielle
	Note: Power wash - power wash back of unit.					
COMMON AREA Not Specified	OPEN	Grounds / Lights	Covert, Darien / null	581630	Hours: null Labor: Mats:	CREATED: 10/03/2023 9:43 AM Merritt, Danielle LAST UPDATED: 10/03/2023 9:44 AM Merritt, Danielle
	Note: Motion Light Repair - Please repair the outside motion detector flood light on the western side of 90 Hollister Way South.					

COMMON AREA 102 Hollister Way S	OPEN	Garage / N/A	Covert, Darien / null	581207	Hours: null Labor: Mats:	CREATED: 10/02/2023 9:11 AM Berk, Brenda LAST UPDATED: 10/02/2023 9:30 AM Merritt, Danielle
	Note: Peeling Paint - Paint is peeling from the wood framing around the garage door. Needs to be repainted..					
328 Hollister Way West Glastonbury, CT 06033 328 Hollister Way West - Unit: 1 OWNER: Lucille DiMarco ACCOUNT ID: n/a	OPEN	Powerwash / N/A	Covert, Darien / null	578956	Hours: null Labor: Mats:	CREATED: 09/22/2023 9:16 AM Merritt, Danielle LAST UPDATED: 09/22/2023 9:17 AM Merritt, Danielle
	Note: Powerwash Unit - Powerwash unit.					
324 Hollister Way West Glastonbury, CT 06033 324 Hollister Way West - Unit: 1 OWNER: Beverly H. Willsey ACCOUNT ID: n/a	OPEN	Landscaping / Ground Maintenance	Covert, Darien / null	578940	Hours: null Labor: Mats:	CREATED: 09/22/2023 8:33 AM Merritt, Danielle LAST UPDATED: 10/11/2023 10:58 AM Duncan, Sheila
	Note: Evaluate bare ground - Bev of #324 has reached to to have the space between her unit and #320. She states the area has become bare ground. Please advise if there are any suggestions for this area besides seeding. Sending to Grounds Committee .					
96 Hollister Way South Glastonbury, CT 06033 96 Hollister Way South - Unit: 1 OWNER: Gail F. Coulom ACCOUNT ID: n/a	OPEN	Building Repair / Stairs	Covert, Darien / null	578356	Hours: null Labor: Mats:	CREATED: 09/20/2023 9:58 AM Merritt, Danielle LAST UPDATED: 10/11/2023 10:58 AM Duncan, Sheila
	Note: Step Repair - Pleas repair stairs leading up to my condo - they are all crumbling away. The stair depth on some of stairs is too short for full shoe - keep tripping going up stairs.					

96 Hollister Way South Glastonbury, CT 06033 96 Hollister Way South - Unit: 1 OWNER: Gail F. Coulom ACCOUNT ID: n/a	OPEN	Landscaping / Tree Trimming	Covert, Darien / null	578355	Hours: null Labor: Mats:	CREATED: 09/20/2023 9:57 AM Merritt, Danielle LAST UPDATED: 09/20/2023 9:58 AM Merritt, Danielle
	Note: Trim branches - Trim branches overhanging the porch and chimney.					
115 Hollister Way North Glastonbury, CT 06033 115 Hollister Way North - Unit: 1 OWNER: Irene Miller ACCOUNT ID: n/a	OPEN	Powerwash / N/A	Covert, Darien / null	577216	Hours: null Labor: Mats:	CREATED: 09/15/2023 9:42 AM Merritt, Danielle LAST UPDATED: 09/15/2023 9:44 AM Merritt, Danielle
	Note: Power Wash Unit - Please Powerwash the side of unit where the deck is. The homeowner reported it is ful of green substance.					
324 Hollister Way West Glastonbury, CT 06033 324 Hollister Way West - Unit: 1 OWNER: Beverly H. Willsey ACCOUNT ID: n/a	OPEN	Landscaping / N/A	Covert, Darien / null	571118	Hours: null Labor: Mats:	CREATED: 08/21/2023 2:34 PM Wilson, Michelle LAST UPDATED: 10/11/2023 11:04 AM Duncan, Sheila
	Note: Removal of shrubs - Please remove bush and myrtle that is south of the cypress bushes in the common area behind my condo. Mike Proulx and I have agreed that it would be best to seed grass there this fall. Then the landscaper would just mow that area..					
COMMON AREA Not Specified	OPEN	Grounds / N/A		570623	Hours: null Labor: Mats:	CREATED: 08/18/2023 3:21 PM Duncan, Sheila LAST UPDATED: 10/11/2023 11:05 AM Duncan, Sheila
	Note: top soil and seed area where plants removed 112 - homeowner requests top soil and seed be added to area near hill in front of unit where plants were removed outside of unit 112 HW. She will water area..					

254 Hollister Way West Glastonbury, CT 06033 254 Hollister Way West - Unit: 1 OWNER: Mary Ellen Linderman ACCOUNT ID: n/a	OPEN	General Repair / Fence Repair	Covert, Darien / null	568719	Hours: null Labor: Mats:	CREATED: 08/11/2023 8:10 AM Merritt, Danielle LAST UPDATED: 10/11/2023 11:06 AM Duncan, Sheila
	Note: Fence Repair - the red fence near that area is badly damaged. Please replaced.					
254 Hollister Way West Glastonbury, CT 06033 254 Hollister Way West - Unit: 1 OWNER: Mary Ellen Linderman ACCOUNT ID: n/a	OPEN	Landscaping / Ground Maintenance	Covert, Darien / null	568717	Hours: null Labor: Mats:	CREATED: 08/11/2023 8:08 AM Merritt, Danielle LAST UPDATED: 10/11/2023 11:06 AM Duncan, Sheila
	Note: Poison ivy - Poison ivy and bittersweet are growing again in the area by the steps to our garage area. Please remove/treat.					
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: 08/21/2023 9:38 AM Duncan, Sheila
	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..					
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: 08/21/2023 9:39 AM Duncan, Sheila
	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



ACTION POINTS: DISPOSITION REPORT AS OF : 11/7/2023

ACCOUNT NAME: Meadow Hill Association, Inc.

DATE OF SUBJECT BOARD MEETING: 10/18/2023

NEXT BOARD MEETING WILL BE HELD ON: 11/15/2023

Disposition:	Action Point:	Comments:
156517 Date: 9/20/2023 Type: Administrative By: sheila duncan Status: DONE	SEND LETTER TO HOMEOWNERS GIVING THEM THE OPPORTUNIYT TO PREPAY SPECIAL ASSESSMENT	AWAITING ADDITIONAL IFNORMATION FROM ACCOUNTING AND WINDSOR FEDERAL, LETTER MAILED TO ALL HOMEOWNERS GIVING THEM UNTIL 11/15/23 TO PAY IN FULL OTHERWISE MONTHLY PAYMENTS WILL BEGIN ON 12/1/23, LETTER INCLUDED IN BOARD PACKET
156885 Date: 11/3/2023 Type: Administrative By: sheila duncan Status: DONE	CONTACT MDC AND TOWN OF GLASTONBURY TO DISPUTE SEWER BILL	MDC PROVIDED TOWN OF GLASTONBURY WITH INCORRECT USAGE INFORMAITON, MDC CORRECTED AND TOWN OF GLASTONBURY WILL CREATE REVISED INVOICE WITH CORRECT BILLING
156886 Date: 11/3/2023 Type: Administrative By: sheila duncan Status: DONE	RESCHEDULED HEARING FOR 76 HWS IN EXECUTIVE SESSION PER RESIDENT REQUEST	SCHEDULED FOR 11/9 AT NOON AT THE MEADOW HILL CLUBHOUSE
156887 Date: 11/3/2023 Type: Administrative By: SHEILA DUNCAN Status: DONE	REACH OUT TO HOMEOWNER AT 258 REGARDING RESCHEDULED DATE FOR DOOR INSTALLATION	SPOKE TO HOMEOWNER AND HIS CONTRACTOR AND DOOR INSTALLATION RESCHEDULED FOR WEEKEND AND JIM FUDA CONFIRMED IT HAD BEEN INSTALLED

Number of Action Points on report:

4

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



October 23, 2023

Dear Meadow Hill Residents,

The Aluminum Wiring Remediation project will be completed by the end of October and our Line of Credit with Windsor Federal will be converted to a permanent loan in November.

The project has stayed within the estimate project budget provided to each Unit Owner in August 2022 and we are asking each Unit Owner to pay their assessment listed in the Principal Assessment Prepayment column. We are asking for payment on or before November 15, 2023.

For those that are choosing to finance using the ten-year plan, your monthly payments will begin on December 1, 2023. Enclosed is a spreadsheet showing the monthly payment amounts due for each unit that chooses not to prepay their special assessment in full. The final payment will be due on November 1, 2033.

Unit Owners where work was done that was outside of the scope of work for the Aluminum wiring project will receive a separate invoice for this work which will need to be paid separately from the Special Assessment. The work outside the scope are replacement panels that were needed to meet code and pass inspection from the Town of Glastonbury. The work will be treated as a "Bill Back" and charged to the unit.

Please plan for payment of your unit's assigned amount on or before November 15, 2023 if you are planning to pay in full. Payments should be payable to Meadow Hill Inc. and mailed to PO Box 120023, Stamford, CT 06912-0023. Please be sure to include your account number on your payment. **If you are signed up for automatic payments with Imagineers and have not paid your special assessment in full prior to that date, your monthly special assessment payment along with your monthly HOA fee will be automatically withdrawn starting December 5, 2023.**

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

On behalf to the Board, we wish to thank the residents and the contractors, Alwire Project Engineering and Elite Electrical, for how smoothly this project was performed and completed.

Respectfully submitted.

Jim Fuda, Chairman of the Long-term Committee
And President of the Executive Board

Attachment: Exhibit A – Assessment Table

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

Affirmative Action/Equal Opportunity Employer

	C	D	E	F	G	H	J
1	Meadow Hill - SA Loan Wire		12/1/2023- 11/30/2033		interest rate 6.84%	\$ 700,000.00	SA Loan (GL 4201)
2	Unit #	garage #	% of ownership	% of ownership - garages	% of ownership - total	total fees by %	monthly (12/2023- 11/2033)
3	6	10C	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
4	7	37C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
5	10	6B	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
6	11	3B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
7	14	6C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
8	15	36B	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
9	17	3C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
10	18	36C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
11	19	3D	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
12	20		0.006550		0.006550	\$ 4,585.00	52.86
13	21	3A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
14	24	2A	0.006432	0.0003815	0.006814	\$ 4,769.45	54.98
15	27	37A, 37B	0.008913	0.000763	0.009676	\$ 6,773.20	78.09
16	28	2B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
17	32	36A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
18	33	39C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
19	40	36E	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
20	44	2E	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
21	46		0.006550		0.006550	\$ 4,585.00	52.86
22	48	2D	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
23	49	39A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
24	50	6A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
25	53	39B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
26	54	36D	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
27	57	43A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
28	61	43C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
29	65	43B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
30	66	60B, 60C	0.007881	0.000763	0.008644	\$ 6,050.80	69.76
31	67	37D	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
32	70	60A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
33	73	109B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
34	74		0.006550		0.006550	\$ 4,585.00	52.86
35	76	10A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
36	77	109C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
37	78	10B	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
38	80	2C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
39	81	115B	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
40	84	62A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
41	85	113A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
42	86	62C, 62B	0.007881	0.000763	0.008644	\$ 6,050.80	69.76
43	89	107B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
44	90	62D, 62E	0.008913	0.000763	0.009676	\$ 6,773.20	78.09
45	93	115A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
46	94	110B, 164B	0.007881	0.000763	0.008644	\$ 6,050.80	69.76
47	96	126C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
48	97	113B	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
49	99	107A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
50	100	130B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68

	C	D	E	F	G	H	J
51	102	116C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
52	103	107C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
53	105	109A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
54	106	116A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
55	108	116D	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
56	112	130A	0.006432	0.0003815	0.006814	\$ 4,769.45	54.98
57	113	113C	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
58	115	115C	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
59	120	156B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
60	122	128A, 116E	0.007881	0.000763	0.008644	\$ 6,050.80	69.76
61	126	126A	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
62	128	128C	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
63	129	143A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
64	133	157D	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
65	135		0.006550		0.006550	\$ 4,585.00	52.86
66	136	154B, 128B	0.007881	0.000763	0.008644	\$ 6,050.80	69.76
67	138	156A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
68	139	157E	0.006432	0.0003815	0.006814	\$ 4,769.45	54.98
69	142	130C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
70	144	130D	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
71	146		0.006550		0.006550	\$ 4,585.00	52.86
72	147	143E	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
73	148		0.006550		0.006550	\$ 4,585.00	52.86
74	150	156C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
75	151	143B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
76	153	143C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
77	159	157C	0.006432	0.0003815	0.006814	\$ 4,769.45	54.98
78	161	143D	0.006552	0.0003815	0.006934	\$ 4,853.45	55.95
79	162	162B	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
80	163	157B	0.006552	0.0003815	0.006934	\$ 4,853.45	55.95
81	164	164A	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
82	167	157A	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
83	168	154D	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
84	170	154C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
85	171	191A	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
86	174	162C	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
87	175	187A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
88	178	164C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
89	179	191B	0.006432	0.0003815	0.006814	\$ 4,769.45	54.98
90	181	187B	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
91	182	154A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
92	183	187C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
93	184	162A	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
94	186	156B	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
95	188	154E	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
96	191	191C	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
97	193	193A	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
98	197	207A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
99	199	207C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
100	203	193B, 193C	0.008913	0.000763	0.009676	\$ 6,773.20	78.09
101	217	213A	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
102	221	2113B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
103	223	233A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
104	227	233C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68

	C	D	E	F	G	H	J
105	229	233D	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
106	240	256B	0.006432	0.0003815	0.006814	\$ 4,769.45	54.98
107	242	302B	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
108	244	256C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
109	248	256A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
110	254	280B	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
111	258	280C	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
112	262	302D	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
113	264	280A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
114	268	213F	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
115	272	213E	0.006432	0.0003815	0.006814	\$ 4,769.45	54.98
116	274	213D	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
117	276	213C	0.006550	0.0003815	0.006932	\$ 4,852.05	55.94
118	280	282C	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
119	282	282B	0.005896	0.0003815	0.006278	\$ 4,394.25	50.66
120	288	282A	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
121	292	233B	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
122	296	302A	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
123	298	302C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
124	312	308E	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
125	314	308F	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
126	318	233E	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
127	320	233F	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
128	324	308A, 207B	0.008913	0.000763	0.009676	\$ 6,773.20	78.09
129	328	308B	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
130	330	308C	0.007881	0.0003815	0.008263	\$ 5,783.75	66.68
131	334	308D	0.008913	0.0003815	0.009295	\$ 6,506.15	75.01
132							
133			0.949656	0.02289	1.000014	700,009.80	8,070.33
134							
135							



COMMITTEE REPORTS



OLD BUSINESS



NEW BUSINESS

MEADOW HILL, INC.

VARIANCE REQUEST

NAME: John + Donna Whalen UNIT NUMBER: 66

ADDRESS: 66 Hollister Way S. Glastonbury, CT 06033

Describe in full - attach sketch if necessary:

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

Replace 4 Window - Bronze exterior / White interior

Contractor - Window Nation - certificates enclosed.

Estimated time 8-10 wks, after variance approval

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: Donna Whalen Date: 11/08/23

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: _____

1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044



Date of Agreement:
October 24, 2023

Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property: John Whalen 66 Hollister Way S Glastonbury, CT 06033	Buyer Contact Information: (413) 429-6324 Home	Buyer Email Information: jmwhyte@aol.com
---	--	--

Work Order Details (cont.)

Additional Items

4 - EPA Lead Containment Install - Window (Per Opening)

Special instructions:

Bronze exterior pvc bond on all windows

Installation Details:

Window Removal Type: aluminum Exterior Trim: PVC Exterior <u>Trim</u> Color: <u>Platinum Gray</u> Sealant: OSI Quad Max Insulation Around Window: OSI Quad Foam <u>Clean Up</u> and <u>Haul Away</u> : <u>Yes</u>	<i>Matched with neighbors and ours.</i> <i>The exterior trim will match the vinyl siding. We had color samples and matched it with our neighbors.</i>
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1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044



Date of Agreement:

October 24, 2023

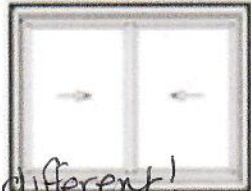
Sales: 866-446-2846

Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer's Information and Description of Property: John Whalen 66 Hollister Way S Glastonbury, CT 06033	Buyer Contact Information: (413) 429-6324 Home	Buyer Email Information: jmwhyte@aol.com
---	--	--

Work Order Details:

1	Model: Addison W:47" H:47" Quantity: 1 • Style: 2 Part Slider • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Dining Room • Grids: None • Screen: Half Screen • Color: Interior White/Exterior PVC Bond	
2	Model: Addison W:47" H:47" Quantity: 1 • Style: 2 Part Slider • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 1, Kitchen • Grids: None • Screen: Half Screen • Color: Interior White/Exterior PVC Bond	
3	Model: Addison W:47" H:47" Quantity: 1 • Style: 2 Part Slider • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 2, Bedroom (master) • Grids: None • Screen: Half Screen • Color: Interior White/Exterior PVC Bond	
4	Model: Addison W:47" H:47" Quantity: 1 • Style: 2 Part Slider • Glass: Extreme 2 Pane/Low-E & Argon	Location: Level 2, Bedroom • Grids: None • Screen: Half Screen • Color: Interior White/Exterior PVC Bond	

See:
Please note: the final measurement for this one is different!

Measure Technician

William Ramcke

Order: S306630 : Windows : Whalen, John

Homeowner

John Whalen

66 Hollister Way S

Glastonbury, CT 06033

Phone: (413) 429-6324

Email: jmwhyte@aol.com

Room:

Kitchen

Manufacturer:

(Manufacturer Unknown)

Model:

(Model Unknown)

Style:

2 Part Slider

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 47	Width: 47.25
Height: 47	Height: 34.25
United Inches: 94	United Inches: 82
Notes:	Notes:
Grids: None	
Glass: Extreme 2 Pane/Low-E & Argon	
Color: Interior White/Exterior PVC Bond	
Screen: Half Screen	

Measure Technician

William Ramcke

Order: S306630 : Windows : Whalen, John

Homeowner

John Whalen

66 Hollister Way S

Glastonbury, CT 06033

Phone: (413) 429-6324

Email: jmwwhyte@aol.com

Room: Bedroom (master)

Manufacturer: (Manufacturer Unknown)

Model: (Model Unknown)

Style: 2 Part Slider

Window Mull:

Window Number:

Notes

Sales Measure:	Final Measure
Width: 47	Width: 47.25
Height: 47	Height: 46.5
United Inches: 94	United Inches: 94
Notes:	Notes:
Grids: None	
Screen: Half Screen	
Glass: Extreme 2 Pane/Low-E & Argon	
Color: Interior White/Exterior PVC Bond	

1070 North Farms Road
Wallingford, CT 06492

License #: HIC.0661044



Date of Agreement:

October 24, 2023

Sales: 866-446-2846

Service: 866-217-9582

Insurance Cert - HTF

Buyer's Information and
Description of Property:

John Whalen
66 Hollister Way S
Glastonbury, CT 06033

Buyer Contact Information:

(413) 429-6324 Home

Buyer Email Information:

jmwhyte@aol.com



WINDO-1

OP ID: PAF1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/09/2023

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
Todd Assoc, an ALERA Group Co.
23825 Commerce Park, Suite A
Beachwood, OH 44122
Timothy P. Fitzpatrick

440-461-1101

CONTACT NAME: Cindy Verhagen

PHONE (A/C, No, Ext): 440-461-1101

FAX (A/C, No): 440-446-0192

EMAIL ADDRESS: cverhagen@toddassociates.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Union Insurance Company

25844

INSURER B: Hartford Insurance Co.

22367

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED
Window Nation LLC
8110 Maple Lawn Blvd., #335
Fulton, MD 20789

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	TYPE OF INSURANCE	ADDL. SUBR. INSD. WORD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR		CPA4547388	08/04/2023	08/04/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ☐ SCHEDULED AUTOS HIRER AUTOS ONLY ☐ NOT OWNED AUTOS ONLY		CAA 4549781 / MAA4550253	08/04/2023	08/04/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☐ RETENTION \$		CPA4547388	08/04/2023	08/04/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OR FARMER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	45WEAAX5VNG	08/04/2023	08/04/2024	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

Location Address:

1070 N. Farms Road
Wallingford Farms, CT 06492

CERTIFICATE HOLDER

FOR INFO

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Timothy P. Fitzpatrick

ACORD 25 (2016/03)

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STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

450 Columbus Boulevard ♦ Hartford Connecticut 06103

945274
LIMITED LIABILITY COMPANY

Attached is your Home Improvement Contractor registration. This registration is not transferable. The Department of Consumer Protection must be notified of any changes to your registration within thirty (30) days of such change. Questions regarding this registration can be emailed to the License Services Division at dcp.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account with your User ID and Password at www.elicense.ct.gov to verify, add or change your email address.

Visit our website at www.ct.gov/dcp to verify registrations, apply online and to obtain the booklet for The Connecticut Contractor for Home Improvement and New Home Construction.

WINDOW NATION LLC
8110 Maple Lawn Blvd, #335
Fulton, MD 20759

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

HOME IMPROVEMENT CONTRACTOR

WINDOW NATION LLC
1070 N FARMS RD
WALLINGFORD, CT 06492-5931

Registration #	Effective	Expiration
HIC.0661044	04/01/2023	03/31/2024
SIGNED		

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

WINDOW NATION LLC
1070 N FARMS RD
WALLINGFORD, CT 06492-5931

has satisfied the qualifications required by law and is hereby registered as a

HOME IMPROVEMENT CONTRACTOR

Registration #: HIC.0661044

Effective: 04/01/2023

Expiration: 03/31/2024

Michelle Seagull
Michelle Seagull, Commissioner



November 23, 2023

**MEADOW HILL, INC.
NOTICE OF ANNUAL BUDGET MEETING
day, December , 2023
Clubhouse**

The Annual Budget Meeting of Meadow Hill, Inc. is scheduled for **day, December , 2023 at 7:00 p.m.** in the Meadow Hill Clubhouse.

In the case of inclement weather including severe storm or power outage, the meeting will be held on day, December , 2023 at 7:00 p.m. in the Meadow Hill Clubhouse.

The primary purpose of the meeting will be to review the 2024 Operating Budget. Enclosed with this mailing is the agenda for the meeting, the proposed 2024 Operating Budget, statement of reserves, proxy and minutes from the last Annual Budget Meeting.

The budget will be voted on at this meeting. Any homeowner who is unable to attend the meeting in person but would like to cast their vote on the budget should complete the enclosed proxy and mail to my attention to Imagineers, LLC, 635 Farmington Ave, Hartford, CT 06105 or email to sduncan@imagineersllc.com . Proxies received after 5pm on sday, December , 2023 will not be counted. Proxies not signed, dated, and a readable address will also not be counted.

Following Connecticut statutes, the budget will be approved unless the majority of all unit owners vote to reject the budget.

We look forward to seeing you at the Annual Budget Meeting.

Sincerely,

Sheila Duncan
Property Manger
Meadow Hill, Inc.

MEADOW HILL, Inc.

PROXY FORM – ANNUAL BUDGET MEETING

I, _____ (name) of _____ (address) being an owner of a condominium unit within Meadow Hill, Inc. hereby appoint _____ (name) of _____ (address) as my proxy to vote for me on my behalf for the proposed 2024 Operating Budget of Meadow Hill, Inc. and to vote for me on my behalf for any other issues that may arise at a Formal Association Meeting at 7:00 pm on December , 2023 (or in the case of inclement weather December , 2023) and at any adjournment of that meeting thereof in accordance with the Declaration and Bylaws of the Association.

I acknowledge that I may specify how my proxy will cast my vote and hereby specify this by marking my choice. If any of the resolutions are not specified, then voting on that resolution is at the discretion of the proxy holder.

Indicate Your Choice:

_____ **I vote in favor of approving the proposed 2024 Operating Budget**

_____ **I vote against approving the proposed 2024 Operating Budget**

Signed on this date _____

Signed By (Print Name) _____

Signed By (Signature) _____

This Proxy Form will be given to each owner with the Notice and Agenda of Meeting. The original signed Proxy Form (with or without votes specified) must be delivered no later than the start of the December , 2023(or in the case of inclement weather December , 2023) Annual Budget Meeting at 7:00PM. The Proxy MUST be signed and name an individual to act on your behalf or it will NOT be counted.

Use only if not attending meeting.



***MEADOW HILL, INC.
ANNUAL BUDGET MEETING
December , 2023, 7:00 pm Clubhouse
(December , 2023 Storm Date)***

- a) Roll Call
- b) Introduction of Present Board Members and Management
- c) Proof of Notice of Meeting
- d) Resolve that the Executive Board is authorized to approve the Minutes of this Meeting
- e) Reading of the Minutes of the Previous Annual Budget Meeting
- f) Reports
- g) Owner Comments
- h) Ratification of Budget
- i) Unfinished Business
- j) New Business
- k) Adjournment

MEADOW HILL BUDGET PLANNING 2024												
								2024 B to				
Acct	Income	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Proj 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	Proj 2023 Final
4100	Association Fee Income	\$648,360	\$ 648,082	\$ 648,360	\$ 654,924	1.06%	4.07%	\$ 681,605	\$ 681,624	0.00%	\$ 786,301	15.4%
4405	CAI Rent	\$ 7,200	\$ 7,938	\$ 8,100	\$ 8,335	5.00%	0.00%	\$ 8,335	\$ 8,340	0.06%	\$ 4,170	-50%
4300	Late Fee Income	\$ 375	\$ 450	\$ 1,190	\$ 450	0.00%	0.00%	\$ 450	\$ 1,450	222.22%	\$ 1,000	-31%
4301	Miscellaneous Income	\$ (138)	\$ 500	\$ -	\$ 500	0.00%	0.00%	\$ 500	\$ (4)	-100.73%	\$ -	-100%
4302	General Fine Income	\$ 100	\$ -	\$ 475	\$ -	0.00%	0.00%	\$ -	\$ 50	0.00%	\$ -	0%
4305	NSF Funds			\$ 75					\$ 75	0.00%	\$ -	0%
4306	Statement fee inc	\$ -	\$ -	\$ 80	\$ -	0.00%	0.00%	\$ -	\$ 30	0.00%	\$ -	0%
4313	pool card income			\$ 120					\$ 20	0.00%	\$ -	0%
4314	Gate Card Income								\$ (20)	0.00%	\$ -	0%
4400	Clubhouse/Hollister House Inc	\$ -	\$ -	\$ 550	\$ 750	0.00%	0.00%	\$ 750	\$ 1,000	33.33%	\$ 1,000	0%
4406	Social Fund Income	\$ -	\$ 3,000	\$ -	\$ 2,250	-25.00%	0.00%	\$ 2,250	\$ 1,520	-32.44%	\$ 2,500	64%
	Total Operating Income	\$655,897	\$ 660,170	\$ 658,980	\$ 667,409	1.10%	4.00%	\$ 694,090	\$ 694,086	0.00%	\$ 794,971	15%
Acct	Expenses	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Projected 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	Proj 2023 Final
5100	Management Fee	\$ 32,999	\$ 33,105	\$ 33,017	\$ 33,755	1.96%	2.95%	\$ 34,750	\$ 34,359	-1.13%	\$ 35,700	4%
5101	Legal Fees	\$ 2,031	\$ 1,000	\$ 7,917	\$ 1,000	0.00%	0.00%	\$ 1,000	\$ 3,397	239.73%	\$ 5,000	47%

5102	Acct/Audit Fees	\$ 4,850	\$ 5,000	\$ 4,850	\$ 5,000	0.00%	0.00%	\$ 5,000	\$ 5,270	5.40%	\$ 5,000	-5%
	Sub-total	\$ 39,880	\$ 39,105	\$ 45,784	\$ 39,755	1.66%	2.50%	\$ 40,750	\$ 43,026	5.59%	\$ 45,700	6%
Acct	Utilities	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Projected 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	2024 B to Proj 2023 Final
5200	Electric	\$ 19,384	\$ 22,000	\$ 20,439	\$ 23,000	4.55%	-6.52%	\$ 21,500	\$ 25,293	17.64%	\$ 26,500	5%
5205	Gas	\$ 10,002	\$ 9,000	\$ 12,924	\$ 11,000	22.22%	18.18%	\$ 13,000	\$ 14,243	9.56%	\$ 14,000	-2%
5206	Water	\$ 27,010	\$ 36,600	\$ 39,937	\$ 38,600	5.46%	3.63%	\$ 40,000	\$ 35,000	-12.50%	\$ 39,000	11%
5207	Sewer	\$ 17,985	\$ 23,000	\$ 20,397	\$ 24,000	4.35%	0.00%	\$ 24,000	\$ 22,000	-8.33%	\$ 22,500	2%
5210	Trash removal	\$ 28,093	\$ 27,565	\$ 31,203	\$ 28,000	1.58%	12.50%	\$ 31,500	\$ 32,819	4.19%	\$ 34,000	4%
5211	Phone,internet,cable	\$ 4,405	\$ 2,750	\$ 4,151	\$ 3,920	42.55%	2.04%	\$ 4,000	\$ 5,460	36.49%	\$ 5,200	-5%
	Sub-total	\$106,879	\$ 120,915	\$ 129,052	\$ 128,520	6.29%	4.26%	\$ 134,000	\$ 134,814	0.61%	\$ 141,200	5%
Acct	Administrative	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Projected 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	2024 B to Proj 2023 Final
5308	Misc Admin	\$ 5,960	\$ 2,600	\$ 5,318	\$ 2,600	0.00%	15.38%	\$ 3,000	\$ 4,783	59.45%	\$ 4,000	-16%
5313	Communication & Welcome	\$ -	\$ -	\$ 40	\$ 750		-13.33%	\$ 650	\$ 143	-78.07%	\$ 650	356%
	Sub-total	\$ 5,960	\$ 2,600	\$ 5,358	\$ 3,350	28.85%	8.96%	\$ 3,650	\$ 4,926	34.96%	\$ 4,850	-2%

		Actual	Budget		Budget	Budget %	Budget %		Projected	2023 Proj to	Proposed	2024 B to
Acct	Insurance	2021	2021	Actual 2022	2022	'22vs21	'23vs22	Budget 2023	2023 Final	Budget %	Budget 2024	Proj 2023 Final
5400	Master Insurance Policy	\$ 105,399	\$ 101,500	\$ 119,264	\$ 111,650	10.00%	13.75%	\$ 127,000	\$ 158,692	24.95%	\$ 174,000	10%
5401	Workers Comp ins	\$ 6,202	\$ 8,000	\$ 13,266	\$ 8,000	0.00%	0.00%	\$ 8,000	\$ (1,205)	-115.06%	\$ 9,400	-880%
5403	Health Insurance	\$ 26,042	\$ 26,000	\$ 29,936	\$ 25,500	-1.92%	1.32%	\$ 25,836	\$ 26,207	1.44%	\$ 22,265	-15%
5409	Automobile Insurance	\$ 2,307	\$ 2,400	\$ 2,327	\$ 2,400	0.00%	0.00%	\$ 2,400	\$ 2,641	10.03%	\$ 2,750	4%
	Sub-total	\$139,950	\$ 137,900	\$ 164,793	\$ 147,550	7.00%	10.63%	\$ 163,236	\$ 186,335	14.15%	\$ 208,415	12%
		Actual	Budget		Budget	Budget %	Budget %		Projected	2023 Proj to	Proposed	2024 B to
Acct	Payroll	2021	2021	Actual 2022	2022	'22vs21	'23vs22	Budget 2023	2023 Final	Budget %	Budget 2024	Proj 2023 Final
5501	Payroll-Maintenance	\$109,774	\$ 105,685	\$ 110,241	\$ 111,128	5.15%	10.92%	\$ 123,265	\$ 124,000	0.60%	\$ 127,687	2.97%
5503	Payroll-Bonus	\$ 3,266	\$ 3,000	\$ (50)	\$ -	-100.00%	0.00%		\$ 50	0.00%	\$ -	-100%
5504	Payroll-snow	\$ 990	\$ 2,500	\$ 2,844	\$ 2,000	-20.00%	0.00%	\$ 2,000	\$ 1,110	-44.50%	\$ 800	-28%
5505	Payroll-Overtime	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%	\$ -	\$ -	0.00%		0%
5508	Payroll-Mileage	\$ 47	\$ 250	\$ 118	\$ 100	-60.00%	-100.00%	\$ -	\$ 98	0.00%	\$ 100	2%
5506	Employer Payroll Taxes	\$ 8,869	\$ 8,200	\$ 9,322	\$ 8,800	7.32%	7.16%	\$ 9,430	\$ 10,049	6.57%	\$ 10,250	2%
5507	Payroll Service Fees	\$ 1,946	\$ 2,000	\$ 2,108	\$ 2,000	0.00%	5.00%	\$ 2,100	\$ 2,455	16.92%	\$ 2,350	-4%
	Sub-total	\$124,892	\$ 121,635	\$ 124,583	\$ 124,028	1.97%	10.29%	\$ 136,795	\$ 137,763	0.71%	\$ 141,187	2%

Acct	Grounds	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Projected 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	2024 B to Proj 2023 Final
5600	Landscape Maint Contract	\$ 71,930	\$ 71,930	\$ 72,952	\$ 72,000	0.10%	1.40%	\$ 73,010	\$ 73,010	0.00%	\$ 85,000	16%
5606	Tree Maintenance	\$ 9,212	\$ 5,500	\$ 4,435	\$ 5,500	0.00%	-11.09%	\$ 4,890	\$ 11,490	134.96%	\$ 8,000	-30%
5607	Mulch	\$ 5,791	\$ 5,870	\$ 5,893	\$ 3,000	0.00%	93.33%	\$ 5,800	\$ 6,366	9.75%	\$ 6,700	5%
5609	Fertilization/Weed Control	\$ 9,173	\$ 10,000	\$ 6,578	\$ 5,500	-45.00%	27.27%	\$ 7,000	\$ 8,697	24.24%	\$ 10,500	21%
5611	Snow Removal Supplies	\$ 4,032	\$ 4,000	\$ 2,622	\$ 4,000	0.00%	0.00%	\$ 4,000	\$ 3,800	-5.00%	\$ 4,000	5%
5616	Roads/walks - repairs, inc sealing	\$ 2,403	\$ 2,000	\$ 1,117	\$ 2,000	0.00%	0.00%	\$ 2,000	\$ 9,250	362.48%	\$ 2,000	-78%
5699	Grounds - (Committee) Irrigation closing	\$ 3,373	\$ 3,500	\$ 2,455	\$ 3,500	0.00%	-11.14%	\$ 3,110	\$ 2,833	-8.92%	\$ 4,400	55%
	Sub-total	\$108,850	\$ 105,400	\$ 96,051	\$ 95,500	-9.39%	4.51%	\$ 99,810	\$ 115,444	15.66%	\$ 120,600	4%
Acct	Maintenance	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Projected 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	2024 B to Proj 2023 Final
5701	Pool Supplies/Repairs	\$ 2,792	\$ 2,200	\$ 2,394	\$ 2,100	-4.55%	0.00%	\$ 2,100	\$ 3,400	61.89%	\$ 7,000	106%
5702	Amenities Clubhouse, Barn, Garden Tennis Court and HH	\$ 2,260	\$ 2,250	\$ 342	\$ 400	0.00%	0.00%	\$ 400	\$ 683	70.69%	\$ 6,610	868%

5714	Social Fund expense	\$ 32	\$ 3,000	\$ 205	\$ 2,250	-25.00%	0.00%	\$ 2,250	\$ 1,200	-46.67%	\$ 2,500	108%
	Sub-total	\$ 5,084	\$ 7,450	\$ 2,941	\$ 4,750	-36.24%	0.00%	\$ 4,750	\$ 5,282	11.21%	\$ 16,110	205%
Acct	Maintenance and Repairs	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Projected 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	2024 B to Proj 2023 Final
5803	Pest Control	\$ 2,545	\$ 2,700	\$ 2,382	\$ 2,700	0.00%	0.00%	\$ 2,700	\$ 2,667	-1.24%	\$ 3,100	16%
5804	Maintenance supplies	\$ 5,211	\$ 5,500	\$ 10,862	\$ 5,600	1.82%	-28.57%	\$ 4,000	\$ 10,087	152.18%	\$ 8,000	-21%
5805	Truck Maint/fuel	\$ 3,232	\$ 3,000	\$ 2,890	\$ 3,150	5.00%	-20.63%	\$ 2,500	\$ 2,360	-5.59%	\$ 3,000	27%
5811	Equip Maint Misc/Fuel	\$ 1,447	\$ 1,500	\$ 1,295	\$ 1,500	0.00%	0.00%	\$ 1,500	\$ 1,237	-17.50%	\$ 800	-35%
5900	Building Maintenance	\$ 3,060	\$ 6,500	\$ 10,618	\$ 6,500	0.00%	-7.69%	\$ 6,000	\$ 3,304	-44.93%	\$ 6,200	88%
	Sub-total	\$ 15,495	\$ 19,200	\$ 28,047	\$ 19,450	1.30%	-14.14%	\$ 16,700	\$ 19,656	17.70%	\$ 21,100	7%
Acct	Reserves and Miscellaneous	Actual 2021	Budget 2021	Actual 2022	Budget 2022	Budget % '22vs21	Budget % '23vs22	Budget 2023	Projected 2023 Final	2023 Proj to Budget %	Proposed Budget 2024	2024 B to Proj 2023 Final
6100	Truck Loan Interest	\$ -	\$ -	\$ 10	\$ 6,842	0.00%	0.00%		\$ -	0.00%	\$ -	0%
6104	Paving Loan Interest	\$ 219	\$ 3,087	\$ -	\$ -	-100.00%	0.00%	\$ -	\$ -	0.00%	\$ -	0%
6102	Association Income taxes	\$ -	\$ 500	\$ -	\$ 700	40.00%	0.00%	\$ 700	\$ -	-100.00%	\$ -	0%
6103	Truck/Equip Taxes & Fees	\$ (151)	\$ 700	\$ 817	\$ 700	0.00%	0.00%	\$ 700	\$ 889	27.00%	\$ 950	7%
6105	Reserves Contribution	\$ 55,300	\$ 55,300	\$ 89,422	\$ 89,422	61.70%	4.00%	\$ 92,999	\$ 92,999	0.00%	\$ 94,859	2%

6107	Contr to Reserves Siding	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%	\$ -	\$ -	0.00%		0%
6120	WF Loan 75521651 Int			\$ 1,803				\$ -	\$ 21,530	0.00%	\$ -	-100%
	Sub-total	\$ 61,531	\$ 65,750	\$ 92,052	\$ 97,664	48.54%	-3.34%	\$ 94,399	\$ 115,418	22.27%	\$ 95,809	\$ (0)
	Total Expenses	\$608,521	\$ 619,955	\$ 688,660	\$ 660,567	6.55%	5.07%	\$ 694,090	\$ 762,665	9.88%	\$ 794,971	4.24%

		ACTUAL													
Acct	Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	YTD	Nov	Dec	Full Year
4100	Association Fee Income	56,802	56,802	56,802	56,802	56,802	56,802	56,802	56,802	56,802	56,802	568,020	56,802	56,802	681,624
4405	CAI Rent	695	695	695	695	695	695	695	695	695	695	6,950	695	695	8,340
4300	Late Fee Income	50	100	25	200	100	125	25	150	375	250	1,400	25	25	1,450
4301	Miscellaneous Income					(4)	5,784	(5,764)	(20)			(4)			(4)
4302	General Fine Income		50									50			50
4305	NSF Funds			25					25	25		75			75
4306	Statement fee inc	(80)	50	(40)	70	(40)	10	(40)	50	90	(40)	30			30
4313	pool card income								20			20			20
4314	Gate Card Income		(20)									(20)			(20)
4400	Clubhouse/Hollister House Inc		150		300				250			700	150	150	1,000
4406	Social Fund Income	(1,880)			1,200							(680)		2,200	1,520
	Total Operating Income	55,587	57,827	57,507	59,328	57,553	63,416	51,658	57,972	57,987	57,707	576,542	57,672	59,872	694,086

Acct	Expenses														
5100	Management Fee	2,749	2,749	2,908	3,080	2,859	2,859	2,859	2,859	2,859	2,859	28,640	2,859	2,859	34,359
5101	Legal Fees	-	708	2,678	(1,019)	32	425	170	170	(29)	263	3,397			3,397
5102	Acct/Audit Fees			275			4,995					5,270			5,270
	Sub-total	2,749	3,457	5,861	2,061	2,891	8,279	3,029	3,029	2,831	3,122	37,308	2,859	2,859	43,026

Acct	Utilities														
5200	Electric	1,883	3,285	2,416	406	3,338	1,663	2,232	2,087	2,227	1,357	20,893	2,200	2,200	25,293
5205	Gas	2,096	1,545	1,164	1,103	624	968	637	575	819	1,361	10,893	1,500	1,850	14,243
5206	Water	2,885	1,991	3,022	-	3,487	3,045	3,401	3,316	2,989	2,991	27,126	3,000	3,000	33,126
5207	Sewer	1,700	1,535	1,700	1,645	1,700	1,645	1,700	1,670	1,680	1,680	16,655	1,800	1,750	20,205
5210	Trash removal	2,617	2,657	2,619	2,619	2,619	2,619	2,845	2,845	2,845	2,845	27,129	2,845	2,845	32,819
5211	Telephone,internet,cable	288	378	395	454	550	221	633	586	454	501	4,460	500	500	5,460
	Sub-total	11,468	11,391	11,315	6,227	12,318	10,161	11,448	11,079	11,013	10,735	107,155	11,845	12,145	131,145

Acct	Administrative														
5308	Misc Admin	(415)	426	267	2,194	10	916	(909)	113	378	1,203	4,183	400	200	4,783
5313	Communications-LARK etc					143					-	143			143
5314	Welcome Committee									-		-	100		100
	Sub-total	(415)	426	267	2,194	153	916	(909)	113	378	1,203	4,326	500	200	5,026

Acct	Insurance														
5400	Master Insurance Policy	12,953	13,329	13,140	13,140	13,140	13,140	13,140	13,478	13,478	13,478	132,412	13,140	13,140	158,692
5401	Workers Comp ins	1,951	1,951	1,951	1,955	312	374	(16,099)	4,904	374	374	(1,953)	374	374	(1,205)
5403	Health Insurance	68	2,168	2,159	2,168	2,123	4,231	2,131	120	2,294	4,345	21,807	2,200	2,200	26,207
5409	Automobile Insurance	232	232	232	232	232	203	203	203	203	203	2,176	232	232	2,641
	Sub-total	15,204	17,680	17,481	17,495	15,807	17,948	(625)	18,705	16,349	18,399	154,442	15,946	15,946	186,335

Acct	Payroll														
5501	Payroll-Maintenance	10,084	10,049	9,536	9,486	12,071	9,536	11,895	9,999	9,731	11,645	104,032	9,536	10,900	124,468
5503	Payroll-Bonus		50									50			50
5504	Payroll-snow	230		380				179	(179)			610		500	1,110

5505	Payroll-Overtime											-			-
5508	Payroll-Mileage		67						31			98			98
5506	Employer Payroll Taxes	1,272	939	836	744	906	716	714	930	719	843	8,619	715	715	10,049
5507	Payroll Service Fees	210	166	246	166	207	166	207	166	166	367	2,065	195	195	2,455
	Sub-total	11,796	11,271	10,999	10,396	13,184	10,417	12,995	10,915	10,647	12,855	115,475	10,446	12,310	138,231

Acct	Grounds														
5600	Landscape Maint Contract				9,126	9,126	9,126	9,126	9,126	9,126	9,126	63,884	9,126		73,010
5606	Tree Maintenance						3,829		7,445	216	-	11,490			11,490
5607	Mulch				5,728		638					6,366			6,366
5609	Fertilization/Weed Control						4,740	1,329	877	1,010	-	7,957	740		8,697
5611	Snow Removal Supplies	130										130	1,000	500	1,630
5616	Roads/walks - repairs, inc sealing										1,250	1,250	8,000		9,250
5699	Grounds - (Committee)				425					1,003	439	1,868	965		2,833
	Sub-total	130	-	-	15,279	9,126	18,333	10,456	17,448	11,356	10,815	92,943	19,831	500	113,274

Acct	Amenities Maintenance														
5701	Pool Supplies/Repairs					150	1,721		560		969	3,400			3,400
5702	Amenities			12	452			219			-	683			683
5714	Social Fund expense	(1,922)			1,172							(751)		2,200	1,449
	Sub-total	(1,922)	-	12	1,623	150	1,721	219	560	-	969	3,332	-	2,200	5,532

Acct	Maintenance and Repairs														
5803	Pest Control	93				314			64	2,196	-	2,667			2,667
5804	Maintenance supplies	143	362	441	370	1,601	2,031	1,051	124	1,730	836	8,687	700	700	10,087
5805	Truck Maint/fuel	134	100	186	200	99	199	236	199	141	466	1,960	200	200	2,360
5811	Equip Maint Misc/Fuel		164	32			245				37	478	760		1,237
5900	Building Maintenance		150	26	46	1,227	17	1,262	-	(148)	323	2,904	200	200	3,304
	Sub-total	370	775	686	616	3,241	2,492	2,549	387	3,919	1,663	16,696	1,860	1,100	19,656

Acct	Reserves and Miscellaneous														
6100	Truck Loan Interest											-			-
6104	Paving Loan Interest											-			-
6102	Association Income taxes											-			-
6103	Truck/Equip Taxes & Fees	(1,445)	1,445			114		775				889			889
6105	Reserves Contribution		15,499	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	77,499	7,750	7,750	92,999
6107	Contr to Reserves Siding											-			-
6120	WF Loan 75521651 Int	1,047	1,061	1,352	1,739	1,951	2,278	2,496	2,703	3,296	3,607	21,530			21,530
6121	Capital Contingency											-			-
7208	SA Projects								404			404			

Sub-total	(398)	18,005	9,102	9,489	9,815	10,028	11,020	10,453	11,450	11,357	100,323	7,750	7,750	115,823
Total Expenses	38,980	63,005	55,723	65,380	66,685	80,297	50,181	72,688	67,942	71,119	560,881	71,037	55,010	686,929

		Meadow Hill 2024 Fees			\$ 786,301.13			
Account #	garage #	% of ownership	% of ownership - garages	% of ownership total	total fees by % KK	2024 Fees	2023 Fees	\$ Increase
6	10C	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
7	37C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
10	6B	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
11	3B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
14	6C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
15	36B	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
17	3C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
18	36C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
19	3D	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
20		0.006550		0.006550	\$ 429.19	\$ 429.00	\$ 372.00	\$ 57.00
21	3A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
24	2A	0.006432	0.0003815	0.006814	\$ 446.46	\$ 446.00	\$ 387.00	\$ 59.00
27	37A, 37B	0.008913	0.000763	0.009676	\$ 634.02	\$ 634.00	\$ 550.00	\$ 84.00
28	2B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
32	36A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
33	39C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
40	36E	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
44	2E	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
46		0.006550		0.006550	\$ 429.19	\$ 429.00	\$ 372.00	\$ 57.00
48	2D	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
49	39A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
50	6A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
53	39B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
54	36D	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
57	43A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
61	43C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
65	43B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
66	60B, 60C	0.007881	0.000763	0.008644	\$ 566.40	\$ 566.00	\$ 491.00	\$ 75.00
67	37D	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
70	60A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
73	109B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00

74		0.006550		0.006550	\$ 429.19	\$ 429.00	\$ 372.00	\$ 57.00
76	10A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
77	109C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
78	10B	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
80	2C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
81	115B	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
84	62A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
85	113A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
86	62C, 62B	0.007881	0.000763	0.008644	\$ 566.40	\$ 566.00	\$ 491.00	\$ 75.00
89	107B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
90	62D, 62E	0.008913	0.000763	0.009676	\$ 634.02	\$ 634.00	\$ 550.00	\$ 84.00
93	115A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
94	110B, 164E	0.007881	0.000763	0.008644	\$ 566.40	\$ 566.00	\$ 491.00	\$ 75.00
96	126C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
97	113B	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
99	107A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
100	130B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
102	116C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
103	107C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
105	109A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
106	116A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
108	116D	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
112	130A	0.006432	0.0003815	0.006814	\$ 446.46	\$ 446.00	\$ 387.00	\$ 59.00
113	113C	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
115	115C	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
120	156B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
122	128A, 116E	0.007881	0.000763	0.008644	\$ 566.40	\$ 566.00	\$ 491.00	\$ 75.00
126	126A	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
128	128C	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
129	143A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
133	157D	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
135		0.006550		0.006550	\$ 429.19	\$ 429.00	\$ 372.00	\$ 57.00
136	154B, 128E	0.007881	0.000763	0.008644	\$ 566.40	\$ 566.00	\$ 491.00	\$ 75.00
138	156A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
139	157E	0.006432	0.0003815	0.006814	\$ 446.46	\$ 446.00	\$ 387.00	\$ 59.00
142	130C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
144	130D	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00

146		0.006550		0.006550	\$ 429.19	\$ 429.00	\$ 372.00	\$ 57.00
147	143E	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
148		0.006550		0.006550	\$ 429.19	\$ 429.00	\$ 372.00	\$ 57.00
150	156C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
151	143B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
153	143C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
159	157C	0.006432	0.0003815	0.006814	\$ 446.46	\$ 446.00	\$ 387.00	\$ 59.00
161	143D	0.006552	0.0003815	0.006934	\$ 454.32	\$ 454.00	\$ 394.00	\$ 60.00
162	162B	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
163	157B	0.006552	0.0003815	0.006934	\$ 454.32	\$ 454.00	\$ 394.00	\$ 60.00
164	164A	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
167	157A	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
168	154D	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
170	154C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
171	191A	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
174	162C	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
175	187A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
178	164C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
179	191B	0.006432	0.0003815	0.006814	\$ 446.46	\$ 446.00	\$ 387.00	\$ 59.00
181	187B	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
182	154A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
183	187C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
184	162A	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
186	156B	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
188	154E	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
191	191C	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
193	193A	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
197	207A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
199	207C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
203	193B, 193C	0.008913	0.000763	0.009676	\$ 634.02	\$ 634.00	\$ 550.00	\$ 84.00
217	213A	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
221	2113B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
223	233A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
227	233C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
229	233D	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
240	256B	0.006432	0.0003815	0.006814	\$ 446.46	\$ 446.00	\$ 387.00	\$ 59.00
242	302B	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00

244	256C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
248	256A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
254	280B	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
258	280C	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
262	302D	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
264	280A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
268	213F	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
272	213E	0.006432	0.0003815	0.006814	\$ 446.46	\$ 446.00	\$ 387.00	\$ 59.00
274	213D	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
276	213C	0.006550	0.0003815	0.006932	\$ 454.19	\$ 454.00	\$ 394.00	\$ 60.00
280	282C	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
282	282B	0.005896	0.0003815	0.006278	\$ 411.33	\$ 411.00	\$ 357.00	\$ 54.00
288	282A	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
292	233B	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00
296	302A	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
298	302C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
312	308E	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
314	308F	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
318	233E	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
320	233F	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
324	308A, 207E	0.008913	0.000763	0.009676	\$ 634.02	\$ 634.00	\$ 550.00	\$ 84.00
328	308B	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
330	308C	0.007881	0.0003815	0.008263	\$ 541.40	\$ 541.00	\$ 469.00	\$ 72.00
334	308D	0.008913	0.0003815	0.009295	\$ 609.02	\$ 609.00	\$ 528.00	\$ 81.00

0.949656	0.02289	1.000014	monthly	\$ 65,489.00	\$ 56,802.00
			actual	\$ 785,868.00	\$ 681,624.00
			budget	\$ 786,301.13	\$ 681,605.00
			difference	\$ (433.13)	\$ 19.00

MEADOW HILL
CAPITAL PROJECT PLAN AND RESERVE ANALYSIS

Project Name	Min \$	Max \$	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Key Bank Money Market 12.31.22			\$ 36,699												
Pacific Premier MM 12.31.22			\$ 121,403												
Key Bank CD 12.23.22			\$ 121,845												
2023 Reserve Beg Bal per Audit Report			\$ 279,946	\$ 231,216	\$ 225,075	\$ 118,263	\$ 12,074	\$ (135,230)	\$ (46,183)	\$ 52,391	\$ 87,921	\$ 191,097	\$ 304,364	\$ 110,925	\$ (73,007)
Truck	50,000	60,000								\$ 60,000					\$ 60,000
Golf Cart	5,000	8,000					\$ 6,500			\$ 6,500					
Snowblower	1,000	1,500			\$ 1,600					\$ 1,250					
Skid Steer/Tires	25,000	50,000													
Flat roofs - small	50,000	60,000		\$9,700	\$9,700	\$9,700	\$9,700								
Flat roofs-large	119,000	125,000		\$25,800	\$25,800	\$25,800	\$25,800								
Contingencies				\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Small Flat Roof Conv 100 & 91 - Completed			\$9,500												
Large Flat Roof Conversion 276 & 181			\$25,800												
Club House Ceiling	15,000	25,000		\$12,000											
Club House Flooring	20,000	30,000		\$15,300											
CH Bathroom Updates TBD	15,000	25,000													
1995 Roofs replaced	380,000	600,000			\$150,000	\$150,000	\$150,000								
2002 Roofs replaced	574,000	615,000											\$307,000	\$308,000	
Garage Roofs	90,500	100,000			\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100	
Reserve Study - Place holder				\$15,000											
Benches					\$1,200	\$1,200									
Retaining Walls etc.	25,000	40,000		\$5,000		\$5,000		\$5,000			\$5,000		\$5,000		\$5,000
Fencing							\$45,000								
Garage Door Trim (30 Units Remaining)				\$3,200											
Road Sealing - unplanned			\$8,000												
Hollister House Legal Fees - unplanned	10,000	40,000		\$5,000											
Reserve Repayment															
Range	1,379,500	1,779,500													
Total Expense Forecasts & Estimates			\$43,300	\$101,000	\$207,400	\$210,800	\$256,100	\$24,100	\$19,100	\$86,850	\$24,100	\$19,100	\$331,100	\$327,100	\$75,000
		Annual Reserve Funding Increase:			4.00%		Minimum Estimated Year-End Balance:				-\$135,230				
Budget Contribution Reserves			\$92,999	\$94,859	\$100,588	\$104,611	\$108,796	\$113,148	\$117,673	\$122,380	\$127,276	\$132,367	\$137,661	\$143,168	\$148,894
Loans			-\$48,414												
Loan Repayments			\$19,485												
AP Holdback			-\$77,249												
Contributions to Reserve			\$7,749												
Budget Contribution to Reserves			-\$5,430	\$94,859	\$100,588	\$104,611	\$108,796	\$113,148	\$117,673	\$122,380	\$127,276	\$132,367	\$137,661	\$143,168	\$148,894
Estimated Year End Reserve Balance			\$231,216	\$225,075	\$118,263	\$12,074	-\$135,230	-\$46,183	\$52,391	\$87,921	\$191,097	\$304,364	\$110,925	-\$73,007	\$887