



MEADOW HILL
BOARD PACKET
December 20, 2023



**MEADOW HILL, INC.
EXECUTIVE BOARD MEETING
AGENDA - December 20, 2023**

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

1. Roll Call
2. Presidents Welcome and Remarks
3. Hearings Scheduled - None
4. Minutes
 - November 2023 Minutes of 11/15/2023
 - Annual Budget Meeting Minutes of 12/11/2023
5. Financial Reports (Treasurer)
6. Maintenance Superintendent Reports
 - Superintendent Report/Maintenance & Work Order Review
 - Project List
 - Work Orders requested/completed last month.
 - Annual High-Risk Maintenance Inspection - scheduled
7. Manager's Report
 - Calendar Review
 - Correspondence
8. Committee Report
 - Grounds Committee
 - ◆ Meadow Hill Walking Tour Map
 - Tree Committee
 - Communications Committee
 - Welcome Committee
 - Maintenance Committee
 - Social Committee
 - Long-Term Planning Committee



9. Open Forum – Owners may provide input, commentary, and ask questions (Floor is Open)
10. Old Business - updates
 - Fire Rebuild
 - Aluminum Wiring
 - Hollister House
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
 - Are there any other homeowner variance requests to approve?
 4. Landscape Contract approval
 5. Insurance Renewal approval
 6. Report on Garage Damage Units 100,112, 126, 128
 7. 2024 Committees
 - Risk Management
 - Capital Improvements
 - Legislative
 8. State/Town Tax Credit Program (reminder)
 9. Any other new business to discuss?
12. Adjournment



MINUTES

Meadow Hill Inc.
Minutes of the Executive Board Meeting
November 15, 2023

Executive Session

The Executive Session convened at 12:30 PM by President Jim Fuda. Board members present: Brenda Berk, Donna Whalen, Ron King, Paul Jenkins, Walter Brownsword. Deb Wellington attended remotely. Absent: Sheila Duncan of Imagineers.

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

The Executive Session ended at 1:20

Open Session

The Open Session convened at 1:30 PM

Roll Call: Present: J. Fuda, B. Berk, D. Whalen, R. King, P. Jenkins. Deb Wellington joined the meeting by Zoom. Absent: W. Brownsword

President's Remarks: Thanked the Finance Committee for all their work on the budget. Mr. Fuda reminded residents that Meadow Hill, like all of us, is dealing with inflation at every level.

Hearings Scheduled

The residents of 76 HWS have requested a private hearing. That hearing is scheduled for Monday, Nov. 20, 2023, at noon.

Treasurer's Report: Brenda Berk

The Budget Committee has finalized the 2024 budget. Expenses are currently projected to end the year 9.88% over the 2023 budget.

Major line items over budget YTD include.

- Master Insurance Policy +32K
- Grounds +16K due to unplanned crack sealing project
- Interest expense on the wiring project +23K
- Maintenance and Repairs +3K

Maintenance Report: Darien Covert

- Work orders for this month are up to date. (89 this month)
- Final leaf clean-up will be after Thanksgiving-by Nov. 30th.
- Tennis courts will be closed at the end of the month.
- High risk maintenance inspections will begin in December. The inspection will be done by our maintenance personnel. A letter will go out to all residents informing them of the inspection. Inspection will include water heaters, smoke and CO detectors, dryer vents, gas log fireplace inserts, and hoses for a water supply.

A reminder that maintenance no longer replaces furnace filters, and it will be taken off our yearly list.

Manager's Report

Sheila Duncan of Imagineers was absent from the meeting. Mr. Fuda reported on her behalf. The Manager's Report can be found in the meeting packet.

Committee Reports

Grounds Committee

Mike P. reported that all projects have been wrapped up for the season. The committee members will spend the winter investigating alternative and sustainable plantings for Meadow Hill.

Mike made us aware of a Walking Tour Guide of the grounds has been developed by one of our residents and will be made available soon.

Tree, Communication, and Welcome Committees had no updates at this time.

Maintenance Committee: J. Fuda reported on behalf of W. Brownsword

- The annual Maintenance Inspection will be done by Darien, starting in December. The updated list of High-Risk Maintenance items is stated in the Rules-Section 7:11. A mailing will go out to all residents informing them of the inspections. A resource list will be included with the mailing.
- A follow-up on deck inspection-The Committee will be reviewing the report and making recommendations to the Board in the 1st Quarter of 2024.
- Stump grinding is completed.
- The walkways will be inspected.

Social Committee: Donna Whalen

A reminder that our Holiday Party is December 1st. RSVP and payment is due on **Nov. 24th**, because **the caterer needs a count a week in advance**. The menu is gluten free. Checks can be made out to Meadow Hill.

Long-Term Planning: Jim Fuda

- The fire rebuild will be finalized soon. As of Friday, all but 5 residents have paid their Rebuild Assessment.
- The Wiring Remediation will be finished this month. We will be able to shop around for our insurance.
- Hollister House: We have more realtors interested. We will discuss this in detail after the budget meeting.

Open Forum

A few residents had questions about the bidding process for the Hollister House. Mr. Fuda informed them that the Long-Term Planning Committee will look at each proposal, investigate each contractor, and then make a recommendation.

The resident at 229 is interested in boarding her horse at Meadow Hill. Mr. Fuda recommended that we contact the Board of Health to do an inspection, and to contact Darien and Walter for more information.

The resident at 100 HWS asked why the Hollister House is a separate issue from the budget.

Answer. The sale of the Hollister House will be used to enhance the reserves for our big, long-term projects. The 2024 Budget addresses our everyday operating expenses.

New Business:

2024 Budget

A motion was made by Donna Whalen for the Board to adopt the 2024 Budget and move it forward for a vote at the Budget Meeting on Tuesday, Dec. 12th at 7:00 PM. Snow Date will be Dec. 13th at 7:00 PM

The motion was seconded by Paul Jenkins.

Vote: Yes: J. Fuda, B. Berk, D. Whalen, R. King, P. Jenkins. Ms. Wellington voted yes remotely.
No:0

Absent: W. Brownsword

The 2024 Budget will be mailed to every resident.

Adjourn: A motion to adjourn the meeting was made by R. King, and seconded by B. Berk

Vote: Yes; Fuda, Berk, Whalen, Jenkins, King. Wellington (remotely) No:0 Absent: W. Brownsword

Time of Adjournment: 2:24 PM

Minutes Submitted by: Donna Whalen

Minutes Approved by email:

Board Email Votes

Nov. 7, 2023-Mr. Fuda made a motion to take no further action against the owner of Unit 258, since the owner resolved the violation by installing a new door. This motion was seconded by B. Berk.

Vote: Yes: Fuda, Berk, Whalen, King, Brownsword No: 0

Abstaining: Wellington, Jenkins. New Board members

Nov. 10, 2023- Variance Request from the owners of 66 HWS to replace four windows in their unit.

Motion to approve made by J. Fuda. Seconded by B. Berk

Vote: Yes: Fuda, Berk, King, Jenkins, Brownsword, Wellington No:0 Abstain: Whalen (owner)



FINANCIAL REPORT

Balance Sheet Report

Meadow Hill, Inc.

As of November 30, 2023

	<u>Balance Nov 30, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<u>Assets</u>			
Operating Cash			
1103 - Webster Debit Checking	2,352.84	3,489.55	(1,136.71)
1105 - Key Bank - Checking	1,224.63	1,224.63	0.00
1140 - Operating Checking - Pacific Premier Bk	118,952.90	46,911.81	72,041.09
1142 - Windsor Federal Bank	64,926.00	52,878.00	12,048.00
1145 - PPB Inc Claim 06C00716	4,550.62	4,550.62	0.00
1146 - PPB Segregated: SA Wire (Loan) 2023	219,333.40	15,064.65	204,268.75
1147 - PPB Segregated: SA Fire Rebuild 2023	76,141.86	62,088.00	14,053.86
1170 - Segregated Funds - Insurance	20,000.00	10,000.00	10,000.00
Total Operating Cash	507,482.25	196,207.26	311,274.99
Money Market			
1303 - Key Bank Money Market	37,159.16	37,128.64	30.52
1340 - Money Market - Pacific Premier Bank	106,465.16	100,439.87	6,025.29
Total Money Market	143,624.32	137,568.51	6,055.81
Certificates of Deposit			
1401 - Key Bank CD	123,410.14	122,899.84	510.30
Total Certificates of Deposit	123,410.14	122,899.84	510.30
Accounts Receivable			
1600 - Accounts receivable	9,171.61	8,521.96	649.65
1602 - A/R Long-Term Special Assessment	681,926.35	681,926.35	0.00
1604 - Accounts Receivable Reserves	180,586.03	188,336.03	(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	1,033,456.50	1,040,556.85	(7,100.35)

Balance Sheet Report
Meadow Hill, Inc.
As of November 30, 2023

	<u>Balance Nov 30, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<u>Assets</u>			
Prepaid Expenses			
1701 - Prepaid Insurance	16,689.40	30,744.00	(14,054.60)
Total Prepaid Expenses	16,689.40	30,744.00	(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	1,833,149.71	1,536,463.56	296,686.15
<u>Liabilities</u>			
Current Payables			
2100 - Accounts payable	189,435.95	128,007.99	61,427.96
2103 - Due to Reserves	75,898.75	75,898.75	0.00
2200 - Unit Owner Fees Received in Advance	130,515.43	14,098.95	116,416.48
2302 - Accrued Expenses	9,485.00	28,310.00	(18,825.00)
Total Current Payables	405,335.13	246,315.69	159,019.44
Prepays			
2208 - Deferred SA Income	508,121.35	351,878.55	156,242.80
Total Prepays	508,121.35	351,878.55	156,242.80

Balance Sheet Report

Meadow Hill, Inc.

As of November 30, 2023

	<u>Balance Nov 30, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Long Term Payables			
2403 - Windsor Federal Loan 75521651 - 2022	646,301.04	585,074.00	61,227.04
Total Long Term Payables	<u>646,301.04</u>	<u>585,074.00</u>	<u>61,227.04</u>
Reserve for Future Major Repairs & Repl			
2500 - Contract Liability	377,532.80	377,532.80	0.00
Total Reserve for Future Major Repairs & Repl	<u>377,532.80</u>	<u>377,532.80</u>	<u>0.00</u>
Total Liabilities	<u>1,937,290.32</u>	<u>1,560,801.04</u>	<u>376,489.28</u>
<u>Owners' Equity</u>			
Members Equity			
3100 - Members Equity	(110,850.84)	(110,850.84)	0.00
Total Members Equity	<u>(110,850.84)</u>	<u>(110,850.84)</u>	<u>0.00</u>
Replacement Reserves			
3200 - Replacement Reserve	(9,274.28)	225.72	(9,500.00)
3203 - Fixed Asset Fund	1,878.45	1,878.45	0.00
Total Replacement Reserves	<u>(7,395.83)</u>	<u>2,104.17</u>	<u>(9,500.00)</u>
Total Owners' Equity	<u>(118,246.67)</u>	<u>(108,746.67)</u>	<u>(9,500.00)</u>
 Net Income / (Loss)	 14,106.06	 84,409.19	 (70,303.13)
Total Liabilities and Equity	<u>1,833,149.71</u>	<u>1,536,463.56</u>	<u>296,686.15</u>

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

November 01, 2023 thru November 30, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (11 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Association Fee Income								
4100 - Association Fee Income	56,802.00	56,801.00	1.00	624,822.00	624,805.00	17.00	681,605.00	56,783.00
4405 - CAI Rental	0.00	694.00	(694.00)	6,950.00	7,640.00	(690.00)	8,335.00	1,385.00
Total Association Fee Income	56,802.00	57,495.00	(693.00)	631,772.00	632,445.00	(673.00)	689,940.00	58,168.00
Special Assessment Income								
4201 - Special Assessment Loan 2023	52,878.00	0.00	52,878.00	418,141.25	0.00	418,141.25	0.00	(418,141.25)
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	52,878.00	0.00	52,878.00	572,747.75	0.00	572,747.75	0.00	(572,747.75)
Income Charged by Unit								
4300 - Late fee income	100.00	38.00	62.00	1,500.00	413.00	1,087.00	450.00	(1,050.00)
4301 - Miscellaneous income	49.65	41.00	8.65	46.01	458.00	(411.99)	500.00	453.99
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	(110.00)	0.00	(110.00)	(80.00)	0.00	(80.00)	0.00	80.00
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	39.65	79.00	(39.35)	1,591.01	871.00	720.01	950.00	(641.01)
Other Income Assoc Level								
4400 - Clubhouse & Hollister House Income	150.00	63.00	87.00	850.00	688.00	162.00	750.00	(100.00)
4401 - Insurance claim income	0.00	0.00	0.00	266,795.23	0.00	266,795.23	0.00	(266,795.23)
4406 - Social Fund Income	0.00	188.00	(188.00)	(680.00)	2,063.00	(2,743.00)	2,250.00	2,930.00
Total Other Income Assoc Level	150.00	251.00	(101.00)	266,965.23	2,751.00	264,214.23	3,000.00	(263,965.23)
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.

November 01, 2023 thru November 30, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (11 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Interest/Reserve Income								
4502 - Interest Income Reserves	0.00	16.00	(16.00)	0.00	183.00	(183.00)	200.00	200.00
Total Interest/Reserve Income	0.00	16.00	(16.00)	0.17	183.00	(182.83)	200.00	199.83
Total Meadow Hill, Inc. Income	109,869.65	57,841.00	52,028.65	1,473,076.16	636,250.00	836,826.16	694,090.00	(778,986.16)
<u>Expense</u>								
Professional Fees								
5100 - Management Fee	2,859.13	2,896.00	(36.87)	31,499.70	31,854.00	(354.30)	34,750.00	3,250.30
5101 - Legal Fees	122.50	84.00	38.50	3,519.75	917.00	2,602.75	1,000.00	(2,519.75)
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	2,981.63	2,980.00	1.63	40,289.45	37,771.00	2,518.45	40,750.00	460.55
Utilities								
5200 - Electricity	1,628.08	1,791.00	(162.92)	22,520.88	19,708.00	2,812.88	21,500.00	(1,020.88)
5205 - Gas	621.19	1,084.00	(462.81)	11,514.03	11,917.00	(402.97)	13,000.00	1,485.97
5206 - Water	2,778.30	3,334.00	(555.70)	29,904.58	36,667.00	(6,762.42)	40,000.00	10,095.42
5207 - Sewer	2,061.69	2,000.00	61.69	18,716.69	22,000.00	(3,283.31)	24,000.00	5,283.31
5210 - Trash Removal	2,845.13	2,625.00	220.13	29,974.23	28,875.00	1,099.23	31,500.00	1,525.77
5211 - Telephone	324.51	334.00	(9.49)	4,784.09	3,667.00	1,117.09	4,000.00	(784.09)
Total Utilities	10,258.90	11,168.00	(909.10)	117,414.50	122,834.00	(5,419.50)	134,000.00	16,585.50
Administrative								
5308 - Miscellaneous Admin	(36.49)	250.00	(286.49)	4,146.90	2,750.00	1,396.90	3,000.00	(1,146.90)
5313 - Communications - LARK	0.00	41.00	(41.00)	142.54	458.00	(315.46)	500.00	357.46
5314 - Welcome Committee	0.00	13.00	(13.00)	0.00	138.00	(138.00)	150.00	150.00
Total Administrative	(36.49)	304.00	(340.49)	4,289.44	3,346.00	943.44	3,650.00	(639.44)
Insurance								
5400 - Master Insurance Policy	13,477.60	10,584.00	2,893.60	145,889.60	116,417.00	29,472.60	127,000.00	(18,889.60)
5401 - Worker's Compensation	374.00	666.00	(292.00)	(1,578.99)	7,333.00	(8,911.99)	8,000.00	9,578.99

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

November 01, 2023 thru November 30, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (11 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Insurance								
5403 - Health Insurance	2,136.25	2,153.00	(16.75)	23,943.31	23,683.00	260.31	25,836.00	1,892.69
5407 - Insurance Loss Expense	76,141.86	0.00	76,141.86	414,511.02	0.00	414,511.02	0.00	(414,511.02)
5409 - Automobile Insurance	203.00	200.00	3.00	2,379.75	2,200.00	179.75	2,400.00	20.25
Total Insurance	92,332.71	13,603.00	78,729.71	585,144.69	149,633.00	435,511.69	163,236.00	(421,908.69)
Payroll								
5501 - Payroll-Maintenance	9,261.00	10,272.00	(1,011.00)	113,292.90	112,993.00	299.90	123,265.00	9,972.10
5503 - Payroll-Bonus	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
5504 - Payroll-Snow	0.00	166.00	(166.00)	610.00	1,833.00	(1,223.00)	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	670.58	786.00	(115.42)	9,289.93	8,644.00	645.93	9,430.00	140.07
5507 - Payroll Service Fees	165.64	175.00	(9.36)	2,231.04	1,925.00	306.04	2,100.00	(131.04)
Total Payroll	10,097.22	11,399.00	(1,301.78)	125,571.82	125,395.00	176.82	136,795.00	11,223.18
Grounds Maintenance								
5600 - Landscaping Maint. Contract	9,126.24	0.00	9,126.24	73,009.92	73,010.00	(0.08)	73,010.00	0.08
5606 - Tree Maintenance	0.00	408.00	(408.00)	11,489.52	4,483.00	7,006.52	4,890.00	(6,599.52)
5607 - Mulching-Perimeters	0.00	484.00	(484.00)	6,365.65	5,317.00	1,048.65	5,800.00	(565.65)
5609 - Fertilization	0.00	584.00	(584.00)	7,957.12	6,417.00	1,540.12	7,000.00	(957.12)
5611 - Snow Removal Supplies	0.00	334.00	(334.00)	129.68	3,667.00	(3,537.32)	4,000.00	3,870.32
5616 - Road/Walks Repairs	0.00	166.00	(166.00)	1,249.61	1,833.00	(583.39)	2,000.00	750.39
5699 - Ground Improvements - Land Comm	0.00	0.00	0.00	1,867.72	3,110.00	(1,242.28)	3,110.00	1,242.28
Total Grounds Maintenance	9,126.24	1,976.00	7,150.24	102,069.22	97,837.00	4,232.22	99,810.00	(2,259.22)
Amenities Maintenance								
5701 - Pool Supplies/Repairs	0.00	175.00	(175.00)	3,399.72	1,925.00	1,474.72	2,100.00	(1,299.72)
5702 - Amenities	142.51	34.00	108.51	825.26	367.00	458.26	400.00	(425.26)
5714 - Social Fund	0.00	188.00	(188.00)	(750.55)	2,063.00	(2,813.55)	2,250.00	3,000.55
Total Amenities Maintenance	142.51	397.00	(254.49)	3,474.43	4,355.00	(880.57)	4,750.00	1,275.57

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

November 01, 2023 thru November 30, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (11 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Repairs								
5803 - Pest Control	0.00	225.00	(225.00)	2,666.65	2,475.00	191.65	2,700.00	33.35
5804 - Maintenance Supplies	244.14	334.00	(89.86)	8,931.45	3,667.00	5,264.45	4,000.00	(4,931.45)
5805 - Truck Maintenance & Fuel	194.51	209.00	(14.49)	2,154.88	2,292.00	(137.12)	2,500.00	345.12
5811 - Equipment Maint. Misc & Fuel	799.79	125.00	674.79	1,277.51	1,375.00	(97.49)	1,500.00	222.49
5900 - Building Maintenance	0.00	500.00	(500.00)	2,904.39	5,500.00	(2,595.61)	6,000.00	3,095.61
Total Maintenance & Repairs	1,238.44	1,393.00	(154.56)	17,934.88	15,309.00	2,625.88	16,700.00	(1,234.88)
Reserves and Miscellaneous								
6102 - Association Income Tax	0.00	59.00	(59.00)	0.00	642.00	(642.00)	700.00	700.00
6103 - Truck Taxes	0.00	59.00	(59.00)	889.03	642.00	247.03	700.00	(189.03)
6105 - Contribution To Reserves General	7,750.00	7,750.00	0.00	85,249.00	85,249.00	0.00	92,999.00	7,750.00
6120 - WF Loan # 75521651 Interest	3,828.50	0.00	3,828.50	25,358.92	0.00	25,358.92	0.00	(25,358.92)
Total Reserves and Miscellaneous	11,578.50	7,868.00	3,710.50	111,496.95	86,533.00	24,963.95	94,399.00	(17,097.95)
Capital Improvements								
7205 - Road/Walk Repairs	7,391.33	0.00	7,391.33	7,391.33	0.00	7,391.33	0.00	(7,391.33)
Total Capital Improvements	7,391.33	0.00	7,391.33	7,391.33	0.00	7,391.33	0.00	(7,391.33)
Total Meadow Hill, Inc. Expense	145,110.99	51,088.00	94,022.99	1,115,076.71	643,013.00	472,063.71	694,090.00	(420,986.71)
Total Meadow Hill, Inc. Income / (Loss)	(35,241.34)	6,753.00	(41,994.34)	357,999.45	(6,763.00)	364,762.45	0.00	(357,999.45)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc-Reserve

November 01, 2023 thru November 30, 2023

	Actual	Current Period Budget	Variance	Actual	Year to Date (11 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Interest/Reserve Income								
4500 - Reserve Contributions	7,750.00	7,452.00	298.00	84,999.00	81,970.00	3,029.00	89,422.00	4,423.00
4502 - Interest Income Reserves	566.21	0.00	566.21	2,267.67	0.00	2,267.67	0.00	(2,267.67)
4504 - Income from Res. Appropriation	9,500.00	0.00	9,500.00	(3,518.81)	0.00	(3,518.81)	0.00	3,518.81
Total Interest/Reserve Income	17,816.21	7,452.00	10,364.21	83,747.86	81,970.00	1,777.86	89,422.00	5,674.14
Total Meadow Hill, Inc-Reserve Income	17,816.21	7,452.00	10,364.21	83,747.86	81,970.00	1,777.86	89,422.00	5,674.14
<u>Expense</u>								
Capital Improvements								
7202 - Roof Replacement	0.00	0.00	0.00	9,500.00	0.00	9,500.00	0.00	(9,500.00)
7208 - Special Assessment Projects	52,878.00	2,916.00	49,962.00	418,141.25	32,083.00	386,058.25	35,000.00	(383,141.25)
7226 - Flat Roofs - Small	0.00	809.00	(809.00)	0.00	8,892.00	(8,892.00)	9,700.00	9,700.00
7227 - Flat Roofs - Large	0.00	2,834.00	(2,834.00)	0.00	31,167.00	(31,167.00)	34,000.00	34,000.00
7229 - Contingencies	0.00	834.00	(834.00)	0.00	9,167.00	(9,167.00)	10,000.00	10,000.00
Total Capital Improvements	52,878.00	7,393.00	45,485.00	427,641.25	81,309.00	346,332.25	88,700.00	(338,941.25)
Total Meadow Hill, Inc-Reserve Expense	52,878.00	7,393.00	45,485.00	427,641.25	81,309.00	346,332.25	88,700.00	(338,941.25)
Total Meadow Hill, Inc-Reserve Income / (L	(35,061.79)	59.00	(35,120.79)	(343,893.39)	661.00	(344,554.39)	722.00	344,615.39
Total Association Net Income / (Loss)	(70,303.13)	6,812.00	(77,115.13)	14,106.06	(6,102.00)	20,208.06	722.00	(13,384.06)

Accounts Payable Open Items

Meadow Hill, Inc.

As of Thu Nov 30, 2023

Period	Invoice Date	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
Central Sealing Co., Inc. - 69 Thomas Street, East Hartford, CT 06108 - (860) 289-7900								
November, 2023	11/15/2023	17035	1361 - 7205 - Road/Walk Repairs	11/15/2023	12/05/2023	Asphalt Crack Fillings	11/15/23	7,391.33
Total Central Sealing Co., Inc.:								7,391.33
Eversource (E) - P. O. Box 56002, Boston, MA 02205-6002 - (888) 783-6618								
November, 2023	11/22/2023	112223-2019	1361 - 5200 - Electricity	11/22/2023	12/05/2023	Acct # 5133 519 2019	10/24/23-11/22/23	82.90
			1361 - 5200 - Electricity	11/22/2023	12/05/2023	Balance Forward	10/24/23-11/22/23	71.05
		112223-0165	1361 - 5200 - Electricity	11/22/2023		Acct # 5152 713 0165	11/8/23-11/22/23	12.81
		112223-0196	1361 - 5200 - Electricity	11/22/2023		Acct # 5148 763 0196	11/8/23-11/22/23	25.17
		112223-2038	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5137 129 2038	10/24/22-11/22/22	39.85
		112223-2040	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5139 519 2040	10/24/23-11/22/23	176.34
		112223-2052	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5159 819 2052	10/24/22-11/22/22	22.01
		112223-2018	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5124 519 2018	10/24/23-11/22/23	45.73
		112223-2069	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5113 619 2069	10/24/23-11/22/23	16.56
		112223-2068	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5161 619 2068	10/24/23-11/22/23	9.86
		112223-2005	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5154 529 2005	10/24/23-11/22/23	30.42
		112223-2008	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5162 529 2008	10/24/23-11/22/23	20.26
		112223-2029	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5169 719 2029	10/24/23-11/22/23	34.64
		112223-2090	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5164 219 2090	10/24/23-11/22/23	54.95
		112223-2017	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5134 519 2017	10/24/23-11/22/23	11.62
		112223-2075	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5118 719 2075	10/24/23-11/22/23	12.34
		112223-2014	1361 - 5200 - Electricity	11/22/2023	12/01/2023	Acct # 5116 519 2014	10/24/23-11/22/23	53.46
Total Eversource (E):								719.97
Flynn, Gene - 129 Holliser Way North, Glastonbury, CT 06033								
November, 2023	11/28/2023	112823-1	1361 - 5308 - Miscellaneous Admin	11/28/2023	12/05/2023	Social & Newsletter	Reimbursement	133.51
Total Flynn, Gene:								133.51
Imagineers, LLC - 635 Farmington Avenue, Hartford, CT 06105 - (860) 247-2318								
November, 2023	10/31/2023	AR064681-CON	1361 - 5407 - Insurance Loss Expense	11/01/2023	12/04/2023	Fire Claim# 06C00716	Units #6, #10	76,141.86
	11/30/2023	AR065334-MIS	1361 - 4306 - Statement fee income	11/30/2023	12/07/2023	Statement Fees	11/2023	40.00
Total Imagineers, LLC:								76,181.86
Meadow Hill, Inc. - C/O Imagineers, LLC, Hartford, CT 06105								
November, 2022	11/01/2022	11/2022-LR	1361 - 2103 - Due to Reserves	11/01/2022		Pay Off Loan from Reserve	11/2022	4,000.00
	11/10/2022	11/2022-L	1361 - 2107 - Due to Reserves - Windsor Fed Payoff	11/10/2022		Repayment of Loan from Reserves	11/2022	3,485.28
December, 2022	12/01/2022	12/2022-RC	1361 - 6105 - Contribution To Reserves General	12/01/2022		Reserve Contribution	12/2022	7,452.00
March, 2023	02/01/2023	02/2023-RC	1361 - 6105 - Contribution To Reserves General	03/01/2023		Reserve Contribution	02/2023	7,750.00
	03/01/2023	03/2023-RC	1361 - 6105 - Contribution To Reserves General	03/01/2023		Reserve Contribution	03/2023	7,750.00

Accounts Payable Open Items

Meadow Hill, Inc.

As of Thu Nov 30, 2023

Period	Invoice Date -	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
Meadow Hill, Inc. - C/O Imagineers, LLC, Hartford, CT 06105								
March, 2023	03/01/2023	03/2023-LR	1361 - 2103 - Due to Reserves	03/01/2023		Pay Off Loan from Reserve	03/2023	4,000.00
April, 2023	04/01/2023	04/2023-RC	1361 - 6105 - Contribution To Reserves General	04/01/2023		Reserve Contribution	04/2023	7,750.00
		04/2023-LR	1361 - 2103 - Due to Reserves	04/01/2023		Pay Off Loan from Reserve	04/2023	4,000.00
May, 2023	05/01/2023	05/2023-RC	1361 - 6105 - Contribution To Reserves General	05/01/2023		Reserve Contribution	05/2023	7,750.00
		05/2023-LR	1361 - 2103 - Due to Reserves	05/01/2023		Pay Off Loan from Reserve	05/2023	4,000.00
June, 2023	06/01/2023	06/2023-RC	1361 - 6105 - Contribution To Reserves General	06/01/2023		Reserve Contribution	06/2023	7,750.00
		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
Total Meadow Hill, Inc.:								104,937.28
Odle, Maureen - 54 Hollister Way South, Glastonbury, CT 06033								
November, 2023	11/10/2023	111023-	1361 - 5200 - Electricity	11/10/2023	12/07/2023	Electric Usage Exterior Motion Lights	Reimbursement	72.00
Total Odle, Maureen:								72.00
Total report:								189,435.95

Cash Disbursement by Vendor

Meadow Hill, Inc.

Wed Nov 01, 2023 thru Thu Nov 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>All Waste Inc.</u>					
Check Date: 11/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000567	Check Amount: 2,845.13		
	1361 - 5210 - Trash Removal	11/01/2023	Cust# 1-130840 9	11/2023	2,845.13
				Total for All Waste Inc.	2,845.13
<u>Alwire Project Engineering LLC</u>					
Check Date: 11/02/2023	Bank: Windsor Federal Bank	Check Number: 00001010	Check Amount: 52,878.00		
	1361 - 7208 - Special Assessment Projects	11/02/2023	Alluminium Branch Circuits	14 units	52,878.00
				Total for Alwire Project Engineering LLC	52,878.00
<u>American Yard Service & Irrigation</u>					
Check Date: 11/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000569	Check Amount: 393.50		
	1361 - 5699 - Ground Improvements - Land Common	10/19/2023	Winterization Of Irrigation System	10/19/23	393.50
				Total for American Yard Service & Irrigation	393.50
<u>Anthem Blue Cross & Blue Shield</u>					
Check Date: 11/30/2023	Bank: Pacific Premier Bank - OP	Check Number: 112722023	Check Amount: 299.38		
	1361 - 5403 - Health Insurance	11/30/2023	Health Insurance	11/2023	299.38
				Total for Anthem Blue Cross & Blue Shield	299.38
<u>Berk Brenda</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000582	Check Amount: 36.00		
	1361 - 5200 - Electricity	11/10/2023	Electric Usage Exterior Motion Lights Reimbursement		36.00
				Total for Berk Brenda	36.00
<u>Cigna + Oscar</u>					
Check Date: 11/21/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500079	Check Amount: 2,331.95		
	1361 - 5403 - Health Insurance	11/21/2023	Monthly Health Insurance	12/01/2023	2,331.95
				Total for Cigna + Oscar	2,331.95
<u>Clemens, Terrence & Lynne</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000577	Check Amount: 36.00		
	1361 - 5200 - Electricity	11/10/2023	Electric Usage Exterior Motion Lights Reimbursement		36.00
				Total for Clemens, Terrence & Lynne	36.00

Cash Disbursement by Vendor
Meadow Hill, Inc.
Wed Nov 01, 2023 thru Thu Nov 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Connecticut Natural Gas Corporation</u>					
Check Date: 11/01/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000563	Check Amount: 130.50		
	1361 - 5205 - Gas	10/13/2023	Account # 040-0011134-5795	9/14/23-10/11/23q	52.65
	1361 - 5205 - Gas	10/13/2023	Balance Forward	9/14/23-10/11/23q	77.85
Check Date: 11/22/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000588	Check Amount: 796.19		
	1361 - 5205 - Gas	11/14/2023	Account # 040-0010387-9819	10/12/23-11/10/23	103.03
	1361 - 5205 - Gas	11/14/2023	Account # 040-0010386-3060	10/12/23-11/10/23	60.58
	1361 - 5205 - Gas	11/14/2023	Account # 040-0010388-4033	10/12/23-11/10/23	144.58
	1361 - 5205 - Gas	11/14/2023	Account # 040-0010385-5793	10/12/23-11/10/23	408.10
	1361 - 5205 - Gas	11/15/2023	Account # 040-0011134-5787	10/12/23-11/10/23	79.90
Total for Connecticut Natural Gas Corporation					926.69
<u>Eversource (E)</u>					
Check Date: 11/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000570	Check Amount: 437.72		
	1361 - 5200 - Electricity	10/24/2023	Acct # 5116 519 2014	9/25/23-10/24/23	12.83
	1361 - 5200 - Electricity	10/24/2023	Acct # 5137 129 2038	9/25/23-10/24/23	39.11
	1361 - 5200 - Electricity	10/24/2023	Acct # 5164 219 2090	9/25/23-10/24/23	56.68
	1361 - 5200 - Electricity	10/24/2023	Acct # 5139 519 2040	9/25/23-10/24/23	114.65
	1361 - 5200 - Electricity	10/24/2023	Acct # 5169 719 2029	9/25/23-10/24/23	28.45
	1361 - 5200 - Electricity	10/24/2023	Acct # 5159 819 2052	9/25/23-10/24/23	21.26
	1361 - 5200 - Electricity	10/24/2023	Acct # 5161 619 2068	9/25/23-10/24/23	10.11
	1361 - 5200 - Electricity	10/24/2023	Acct # 5162 529 2008	9/25/23-10/24/23	19.02
	1361 - 5200 - Electricity	10/24/2023	Acct # 5154 529 2005	9/25/23-10/24/23	28.21
	1361 - 5200 - Electricity	10/24/2023	Acct # 5124 519 2018	9/25/23-10/24/23	66.64
	1361 - 5200 - Electricity	10/24/2023	Acct # 5134 519 2017	9/25/23-10/24/23	11.86
	1361 - 5200 - Electricity	10/24/2023	Acct # 5118 719 2075	9/25/23-10/24/23	12.59
	1361 - 5200 - Electricity	10/24/2023	Acct # 5113 619 2069	9/25/23-10/24/23	16.31
Check Date: 11/22/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000586	Check Amount: 958.11		
	1361 - 5200 - Electricity	11/06/2023	Acct # 5136 879 2073	10/6/23-11/6/23	958.11
Total for Eversource (E)					1,395.83
<u>Fields, Suzanne & Castano, Robyn</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000579	Check Amount: 36.00		
	1361 - 5200 - Electricity	11/10/2023	Electric Usage Exterior Motion	Reimbursement	36.00
Total for Fields, Suzanne & Castano, Robyn					36.00

Cash Disbursement by Vendor

Meadow Hill, Inc.

Wed Nov 01, 2023 thru Thu Nov 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Flynn, Gene</u>					
Check Date: 11/28/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500081	Check Amount: 150.00		
	1361 - 5308 - Miscellaneous Admin		11/28/2023 Club House Rental Deposit	11282023	150.00
				Total for Flynn, Gene	150.00
<u>Flynn, Gene & Norma</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000583	Check Amount: 36.00		
	1361 - 5200 - Electricity		11/10/2023 Electric Usage Exterior Motion Lights Reimbursement		36.00
				Total for Flynn, Gene & Norma	36.00
<u>Frontier Communications</u>					
Check Date: 11/15/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000574	Check Amount: 134.91		
	1361 - 5211 - Telephone		11/01/2023 Acct 860-037-5165	10/29/23-11/28/23	134.91
				Total for Frontier Communications	134.91
<u>Highlight Landscape and Design LLC</u>					
Check Date: 11/22/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000589	Check Amount: 9,126.24		
	1361 - 5600 - Landscaping Maint. Contract		11/01/2023 Landscaping 8 of 8	11/2023	9,126.24
				Total for Highlight Landscape and Design LLC	9,126.24
<u>Home Depot Credit Services</u>					
Check Date: 11/09/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500078	Check Amount: 244.14		
	1361 - 5804 - Maintenance Supplies		11/09/2023 Inv# 1611198: Sun & Shade Mix	6035 3225 0048 5366	137.19
	1361 - 5804 - Maintenance Supplies		11/09/2023 Inv # 1611199: Coppertop	6035 3225 0048 5366	151.27
	1361 - 5804 - Maintenance Supplies		11/09/2023 Inv # 3192200 CR	6035 3225 0048 5366	(29.73)
	1361 - 5804 - Maintenance Supplies		11/09/2023 Inv # 4202683 CR	6035 3225 0048 5366	(14.59)
				Total for Home Depot Credit Services	244.14
<u>Imagineers, LLC</u>					
Check Date: 11/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000568	Check Amount: 212.70		
	1361 - 5308 - Miscellaneous Admin		10/23/2023 Copies	10/23/23	212.70
Check Date: 11/07/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000572	Check Amount: 198.76		
	1361 - 5308 - Miscellaneous Admin		10/24/2023 Copies & Postage	10/24/23	198.76
Check Date: 11/15/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000576	Check Amount: 2,969.13		
	1361 - 4306 - Statement fee income		11/01/2023 Statement Fees	10/2023	110.00

Cash Disbursement by Vendor

Meadow Hill, Inc.

Wed Nov 01, 2023 thru Thu Nov 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Imagineers, LLC</u>					
Check Date: 11/15/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000576	Check Amount: 2,969.13		
	1361 - 5100 - Management Fee	11/01/2023	Management Fee	11/2023	2,859.13
			Total for Imagineers, LLC		3,380.59
<u>Kubachka, Dana E.</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000581	Check Amount: 36.00		
	1361 - 5200 - Electricity	11/10/2023	Electric Usage Exterior Motion Lights Reimbursement		36.00
			Total for Kubachka, Dana E.		36.00
<u>Lathrop, Marilyn</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000584	Check Amount: 36.00		
	1361 - 5200 - Electricity	11/10/2023	Electric Usage Exterior Motion Lights Reimbursement		36.00
			Total for Lathrop, Marilyn		36.00
<u>Meadow Hill, Inc.</u>					
Check Date: 11/07/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000573	Check Amount: 7,750.00		
	1361 - 6105 - Contribution To Reserves General	10/01/2023	Reserve Contribution	10/2023	7,750.00
Check Date: 11/22/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000587	Check Amount: 7,750.00		
	1361 - 6105 - Contribution To Reserves General	11/01/2023	Reserve Contribution	11/2023	7,750.00
			Total for Meadow Hill, Inc.		15,500.00
<u>Palatine, Joan & Richard</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000578	Check Amount: 36.00		
	1361 - 5200 - Electricity	11/10/2023	Electric Usage Exterior Motion Lights Reimbursement		36.00
			Total for Palatine, Joan & Richard		36.00
<u>Sandler & Hansen, LLC</u>					
Check Date: 11/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000566	Check Amount: 262.50		
	1361 - 5101 - Legal Fees	10/06/2023	Professional Services	10/6/23	63.00
	1361 - 5101 - Legal Fees	10/01/2023	Professional Services	8/3/23	199.50
Check Date: 11/15/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000575	Check Amount: 122.50		
	1361 - 5101 - Legal Fees	11/07/2023	Professional Services	10/23	59.50
	1361 - 5101 - Legal Fees	11/07/2023	Professional Services	10/05	63.00
			Total for Sandler & Hansen, LLC		385.00

Cash Disbursement by Vendor

Meadow Hill, Inc.

Wed Nov 01, 2023 thru Thu Nov 30, 2023

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Savol Pools - Corp.</u>					
Check Date: 11/03/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000571	Check Amount: 968.95		
	1361 - 5701 - Pool Supplies/Repairs		10/01/2023 Winterize Pool, Pool Chemicals	9/27/23	968.95
				Total for Savol Pools - Corp.	968.95
<u>SJR Construction</u>					
Check Date: 11/02/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000565	Check Amount: 9,725.00		
	1361 - 5900 - Building Maintenance		10/26/2023 Repair Soffit & Soffit Vent	Unit 122	225.00
	1361 - 7202 - Roof Replacement		10/17/2023 Roof Repair	93 Hollister Way	4,750.00
	1361 - 7226 - Flat Roofs - Small		10/23/2023 Roof Repair	100 HWS	4,750.00
				Total for SJR Construction	9,725.00
<u>The Metropolitan District Co.</u>					
Check Date: 11/01/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000564	Check Amount: 2,991.08		
	1361 - 5206 - Water		10/05/2023 1489 Main St. Acct # 21019066	9/1/23-9/28/23	2,991.08
Check Date: 11/22/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000585	Check Amount: 2,778.30		
	1361 - 5206 - Water		11/06/2023 1489 Main St. Acct # 21019066	9/29/23-10/31/23	2,778.30
				Total for The Metropolitan District Co.	5,769.38
<u>Town of Glastonbury</u>					
Check Date: 11/27/2023	Bank: Pacific Premier Bank - OP	Check Number: 00500080	Check Amount: 20,301.69		
	1361 - 5207 - Sewer		11/27/2023 Bill# 2023-6-0803780	11/1/23	20,301.69
				Total for Town of Glastonbury	20,301.69
<u>Whittemore, Geraldine</u>					
Check Date: 11/17/2023	Bank: Pacific Premier Bank - OP	Check Number: 05000580	Check Amount: 36.00		
	1361 - 5200 - Electricity		11/10/2023 Electric Usage Exterior Motion Lights Reimbursement		36.00
				Total for Whittemore, Geraldine	36.00
<u>Windsor Federal Savings</u>					
Check Date: 11/14/2023	Bank: Pacific Premier Bank - OP	Check Number: 11152023	Check Amount: 7,527.46		
	1361 - 2403 - Windsor Federal Loan 75521651 - 2022		11/14/2023 WF Loan # 75521651: Principal	11/2023	3,698.96
	1361 - 6120 - WF Loan # 75521651 Interest		11/14/2023 WF Loan # 75521651: Interest	11/2023	3,828.50
				Total for Windsor Federal Savings	7,527.46
				Total for Meadow Hill, Inc.	134,571.84



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
142 Hollister Way South Glastonbury, CT 06033	OPEN	Irrigation / Backflow		597261	Hours: null Labor: Mats:	CREATED: 12/13/2023 10:43 AM Trela, Kim M.
142 Hollister Way South - Unit: 1	Note: Drainage - Hi, The drain in front of units in building 142 & 144 138 & 150 etc. often is so full you cannot get by. This should be put on future committee because it also freezes and is an ice rink in the winter. Since I frequently use the as a essential in/out of my home I fear of falling in winter and always have to use rainboots while raining. For an older person, delivery person, walkers this is a potential liability These are my future thoughts for the betterment of Meadow Hill. Please help especially with winter approaching. Thank you.					LAST UPDATED: 12/13/2023 10:49 AM Trela, Kim M.
OWNER:						
Trela, Kim M.						
ACCOUNT ID:						
n/a						
142 Hollister Way South Glastonbury, CT 06033	OPEN	Gutters/Downspouts / N/A		597257	Hours: null Labor: Mats:	CREATED: 12/13/2023 10:39 AM Trela, Kim M.
142 Hollister Way South - Unit: 1	Note: Gutters? - There seems to be ponding outside the front bedroom window from the gutters which splashes onto window and creates water in track rusting window. This also happens at front door a picture would not do justice water does come out the drain, but slow when it is pouring put. .					LAST UPDATED: 12/13/2023 10:43 AM Trela, Kim M.
OWNER:						
Trela, Kim M.						
ACCOUNT ID:						
n/a						
86 Hollister Way South Glastonbury, CT 06033	OPEN	General Repair / N/A	Covert, Darien / null	596263	Hours: null Labor: Mats:	CREATED: 12/08/2023 8:22 AM Merritt, Danielle
86 Hollister Way South - Unit: 1	Note: Connect drain Pipe - Please connect the drain pipe above stone wall in my back yard. .					LAST UPDATED: 12/11/2023 2:49 PM Merritt, Danielle
OWNER:						
Ronald King						
ACCOUNT ID:						
n/a						

188 Hollister Way South Glastonbury, CT 06033 188 Hollister Way South - Unit: 1 OWNER: Rosamond Shaw ACCOUNT ID: n/a	OPEN	Building Repair / Siding	Covert, Darien / null	595823	Hours: null Labor: Mats:	CREATED: 12/06/2023 10:21 AM Merritt, Danielle LAST UPDATED: 12/06/2023 10:23 AM Merritt, Danielle
	Note: Siding under front door repair - There is a strip of siding just below the front door. It's loose as the nails are coming out, some already are out. Please repair.					
COMMON AREA Not Specified	OPEN	Club House / Doors, Entry	Covert, Darien / null	595235	Hours: null Labor: Mats:	CREATED: 12/04/2023 12:00 PM Merritt, Danielle LAST UPDATED: 12/04/2023 12:02 PM Merritt, Danielle
	Note: Clubhouse Bstroom Stalls Door - The locks on the ladies room stall doors got stuck at the holiday party. Please evaluate and repair/replace the doors.					
COMMON AREA Not Specified	OPEN	Garage / Custodial	Covert, Darien / null	594413	Hours: null Labor: Mats:	CREATED: 11/29/2023 3:42 PM Merritt, Danielle LAST UPDATED: 11/29/2023 3:47 PM Merritt, Danielle
	Note: Trash- Area - There is a chair in one garbage bin and a lacrosse stick in the other the garage bin on side of garage unit 144. The trash company has not pick up the trash for 3 weeks in a row because of it. Please remove both items and any other item that does not belong..					
COMMON AREA Not Specified	OPEN	Club House / Equipment	Covert, Darien / null	593759	Hours: null Labor: Mats:	CREATED: 11/27/2023 1:33 PM Merritt, Danielle LAST UPDATED: 12/11/2023 2:50 PM Merritt, Danielle
	Note: 12.24.23- Clubhouse Rental - Please set up for 45 people- 8 tables and chairs to go with. Please plug in both fridges and the bar fridge .					
102 Hollister Way South Glastonbury, CT 06033 102 Hollister Way South - Unit: 1 OWNER: Berk, Brenda ACCOUNT ID: n/a	OPEN	Landscaping / Other	Covert, Darien / null	593738	Hours: null Labor: Mats:	CREATED: 11/27/2023 12:22 PM Berk, Brenda LAST UPDATED: 11/27/2023 12:31 PM Merritt, Danielle
	Note: Trim holly bushes - Two holly bushes on front side of unit are growing into sidewalk space. Please hard cut back. Thanks!					

COMMON AREA Not Specified	OPEN	Club House / Equipment	Covert, Darien / null	593025	Hours: null Labor: Mats:	CREATED: 11/21/2023 12:43 PM Merritt, Danielle LAST UPDATED: 11/21/2023 12:46 PM Merritt, Danielle
	Note: Holiday Party Set up 12.1.23 - Please set up tables for holiday party. Please bring Christmas decorations & tree down for set up as well Set for 65.					
COMMON AREA Not Specified	OPEN	Grounds / Trash Pickup	Covert, Darien / null	592826	Hours: null Labor: Mats:	CREATED: 11/20/2023 3:43 PM Merritt, Danielle LAST UPDATED: 11/20/2023 3:49 PM Merritt, Danielle
	Note: Trash bi bin - An inquiry has been made if there can be an additional green Trash bins where the homeowners can reach the latch to open the doors by the front parking lot..					
227 Hollister Way North Glastonbury, CT 06033 227 Hollister Way North - Unit: 1 OWNER: Susan Wallace, Trustee ACCOUNT ID: n/a	OPEN	Building Repair / Siding	Covert, Darien / null	592706	Hours: null Labor: Mats:	CREATED: 11/20/2023 12:04 PM Merritt, Danielle LAST UPDATED: 11/20/2023 12:06 PM Merritt, Danielle
	Note: Siding Replacement - A piece of siding replaced at the peak of my roof where it meets with my neighbor's unit (229) on the west side. It's located above our patios.					
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 .					
148 Hollister Way South Glastonbury, CT 06033 148 Hollister Way South - Unit: 1 OWNER: Augur, Eleanor ACCOUNT ID: n/a	OPEN	Custodial / N/A	Covert, Darien / null	585431	Hours: null Labor: Mats:	CREATED: 10/18/2023 11:20 AM Augur, Eleanor LAST UPDATED: 10/18/2023 11:46 AM Merritt, Danielle
	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..					

175 Hollister Way North Glastonbury, CT 06033	OPEN	Powerwash / N/A	Covert, Darien / null	583060	Hours: null Labor: Mats:	CREATED: 10/09/2023 10:26 AM Merritt, Danielle
175 Hollister Way North - Unit: 1	Note: Powerwash - Power wash the north side of unit.					LAST UPDATED: 10/09/2023 10:27 AM Merritt, Danielle
OWNER: Joan Palatine						
ACCOUNT ID: n/a						
179 Hollister Way North Glastonbury, CT 06033	OPEN	Powerwash / N/A	Covert, Darien / null	583058	Hours: null Labor: Mats:	CREATED: 10/09/2023 10:24 AM Merritt, Danielle
179 Hollister Way North - Unit: 1	Note: Power wash - Power wash east side of unit.					LAST UPDATED: 10/09/2023 10:26 AM Merritt, Danielle
OWNER: Edward Litke						
ACCOUNT ID: n/a						
86 Hollister Way South Glastonbury, CT 06033	OPEN	Powerwash / N/A	Covert, Darien / null	581877	Hours: null Labor: Mats:	CREATED: 10/03/2023 5:26 PM Merritt, Danielle
86 Hollister Way South - Unit: 1	Note: Power wash - power wash back of unit.					LAST UPDATED: 10/03/2023 5:27 PM Merritt, Danielle
OWNER: Ronald King						
ACCOUNT ID: n/a						
328 Hollister Way West Glastonbury, CT 06033	OPEN	Powerwash / N/A	Covert, Darien / null	578956	Hours: null Labor: Mats:	CREATED: 09/22/2023 9:16 AM Merritt, Danielle
328 Hollister Way West - Unit: 1	Note: Powerwash Unit - Powerwash unit.					LAST UPDATED: 09/22/2023 9:17 AM Merritt, Danielle
OWNER: Lucille DiMarco						
ACCOUNT ID: n/a						

96 Hollister Way South Glastonbury, CT 06033	OPEN	Building Repair / Stairs	Covert, Darien / null	578356	Hours: null Labor: Mats:	CREATED: 09/20/2023 9:58 AM Merritt, Danielle
96 Hollister Way South - Unit: 1 OWNER: Gail F. Coulom ACCOUNT ID: n/a	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.					LAST UPDATED: 10/11/2023 10:58 AM Duncan, Sheila
254 Hollister Way West Glastonbury, CT 06033	OPEN	General Repair / Fence Repair	Covert, Darien / null	568719	Hours: null Labor: Mats:	CREATED: 08/11/2023 8:10 AM Merritt, Danielle
254 Hollister Way West - Unit: 1 OWNER: Mary Ellen Linderman ACCOUNT ID: n/a	Note: Fence Repair - the red fence near that area is badly damaged. Please replaced.					LAST UPDATED: 10/11/2023 11:06 AM Duncan, Sheila
334 Hollister Way West Glastonbury, CT 06033	OPEN	Other / N/A	Covert, Darien / null	539766	Hours: null Labor: Mats:	CREATED: 04/20/2023 3:07 PM Weeks, Luther
334 Hollister Way West - Unit: 1 OWNER: Weeks, Luther ACCOUNT ID: n/a	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..					LAST UPDATED: 08/21/2023 9:38 AM Duncan, Sheila
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
	Note: Repair Roof Leak - Please repair the barn roof - there is an active leak.					LAST UPDATED: 05/26/2023 9:55 AM Merritt, Danielle



ACTION POINTS PACKAGE



ACTION POINTS: DISPOSITION REPORT AS OF : 12/13/2023

ACCOUNT NAME: Meadow Hill Association, Inc.

DATE OF SUBJECT BOARD MEETING: 11/15/2023

NEXT BOARD MEETING WILL BE HELD ON: 12/20/2023

Disposition:	Action Point:	Comments:
157364 Date: 12/11/2023 Type: Administrative By: sheila duncan Status: DONE	ATTEND ANNUAL BUDGET MEETING	BUDGET APPROVED AT MEETING, PREPARE MAILING TO HOMEOWNERS
157365 Date: 12/13/2023 Type: Administrative By: sheila duncan Status: DONE	ENTER APPROVED BUDGET INTO ACCOUNTING SYSTEM AND MAIL NOTICE TO ALL HOMEOWNERS	BUDGET ENTERED INTO SYSTEM AND COPY OF LETTER MAILED TO HOMEOWNERS IS INCLUDED IN BOARD PACKET
157366 Date: 12/13/2023 Type: Administrative By: sheila duncan Status: DONE	UPDATE RESALE PACKET WITH NEWLY APPROVED BUDGET	RESALE PACKETS UPDATED
157367 Date: 12/13/2023 Type: Administrative By: sheila duncan Status: IN PROGRESS	INSURANCE RENEWAL RECEIVED FROM BOUVIER	IN BOARD PACKET FOR REVIEW AND APPROVAL

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



December 13, 2023

Unit Owner
Meadow Hill, Inc.
Glastonbury, CT 06033

Dear Unit Owner:

The proposed 2024 operating budget was approved at the Annual Budget Meeting that was held on December 11, 2023.

The approved 2024 operating budget is enclosed along with the fees proof showing common fee payment amount which will be effective January 1, 2024. Please note there is an increase in common fees.

Common Fee Coupon Books have been ordered and will be delivered shortly. If you are signed up for automatic payment (ACH) of your common fees with us, your fees will continue to be deducted on the 5th of each month at the increased fee amount. If you are signed up for automatic payments with your financial institution, you will need to contact them to adjust the monthly payment amount.

I have enclosed an ACH form for any resident who is not currently signed up for automatic withdrawal of their common fee payments but wishes to do so.

Your condominium fee payment is due on the **first** of each month and is payable no later than the 10th day of the month. There is also a \$25.00 late fee and a \$10.00 statement fee applied for payments received after the 10th of each month.

Please contact our office at 860-768-3419 if you have any questions or concerns regarding this letter.

Sincerely,

Sheila Duncan

Sheila Duncan
Property Manager
Meadow Hill, Inc.

Budget Summary Report
Meadow Hill, Inc.
Approved 2024 Budget

	<u>2024 Budget</u>
Association Fee Income	
4100 - Association Fee Income	786,301.00
4405 - CAI Rental	4,170.00
Total Association Fee Income	790,471.00
Special Assessment Income	
4200 - Special Assessment fee income	0.00
4201 - Special Assessment Loan 2023	0.00
4202 - Special Assessment: Fire U#6&10	0.00
Total Special Assessment Income	0.00
Income Charged by Unit	
4300 - Late fee income	1,000.00
4301 - Miscellaneous income	0.00
4302 - General fine income	0.00
4305 - Insufficient funds fee	0.00
4306 - Statement fee income	0.00
Total Income Charged by Unit	1,000.00
Other Income Assoc Level	
4400 - Clubhouse & Hollister House Income	1,000.00
4401 - Insurance claim income	0.00
4406 - Social Fund Income	2,500.00
4407 - Ins. Claim Income - unit 227	0.00
Total Other Income Assoc Level	3,500.00
Interest/Reserve Income	
4500 - Reserve Contributions	0.00
4501 - Interest Income Operating	0.00
4502 - Interest Income Reserves	0.00
Total Interest/Reserve Income	0.00
Total Meadow Hill, Inc. Income	794,971.00
Professional Fees	
5100 - Management Fee	35,700.00
5101 - Legal Fees	5,000.00
5102 - Accounting Fees	5,000.00
Total Professional Fees	45,700.00
Utilities	
5200 - Electricity	26,500.00
5205 - Gas	14,000.00
5206 - Water	39,000.00
5207 - Sewer	22,500.00
5210 - Trash Removal	34,000.00
5211 - Telephone	5,200.00
5218 - Late Fees - Utilities	0.00
Total Utilities	141,200.00
Administrative	
5308 - Miscellaneous Admin	4,000.00
5313 - Communications/ Welcome Committee - LARK	850.00

Budget Summary Report
Meadow Hill, Inc.
Approved 2024 Budget

	<u>2024 Budget</u>
Administrative	
Total Administrative	4,850.00
Insurance	
5400 - Master Insurance Policy	174,000.00
5401 - Worker's Compensation	9,400.00
5403 - Health Insurance	22,265.00
5407 - Insurance Loss Expense	0.00
5409 - Automobile Insurance	2,750.00
5410 - Ins. Claim Expenses - unit 227	0.00
Total Insurance	208,415.00
Payroll	
5501 - Payroll-Maintenance	127,687.00
5503 - Payroll-Bonus	0.00
5504 - Payroll-Snow	800.00
5505 - Payroll-Overtime	0.00
5508 - Payroll-Mileage	100.00
5506 - Employer Payroll Taxes	10,250.00
5507 - Payroll Service Fees	2,350.00
Total Payroll	141,187.00
Grounds Maintenance	
5600 - Landscaping Maint. Contract	85,000.00
5606 - Tree Maintenance	8,000.00
5607 - Mulching-Perimeters	6,700.00
5609 - Fertilization	10,500.00
5611 - Snow Removal Supplies	4,000.00
5616 - Road/Walks Repairs	2,000.00
5620 - Grounds FOR	0.00
5699 - Ground Improvements - Land Common	4,400.00
Total Grounds Maintenance	120,600.00
Amenities Maintenance	
5701 - Pool Supplies/Repairs	7,000.00
5702 - Amenities	6,610.00
5714 - Social Fund	2,500.00
Total Amenities Maintenance	16,110.00
Maintenance & Repairs	
5803 - Pest Control	3,100.00
5804 - Maintenance Supplies	8,000.00
5805 - Truck Maintenance & Fuel	3,000.00
5811 - Equipment Maint. Misc & Fuel	800.00
5900 - Building Maintenance	6,200.00
Total Maintenance & Repairs	21,100.00
Reserves and Miscellaneous	
6100 - Truck Loan	0.00
6104 - Road Loan Interest	0.00
6102 - Association Income Tax	0.00
6103 - Truck Taxes	950.00

Budget Summary Report
Meadow Hill, Inc.
Approved 2024 Budget

	<u>2024 Budget</u>
Reserves and Miscellaneous	
6105 - Contribution To Reserves General	94,859.00
6107 - Contribution To Reserves Siding	0.00
6120 - WF Loan # 75521651 Interest	0.00
6121 - Capital Contingency	0.00
Total Reserves and Miscellaneous	<u>95,809.00</u>
Capital Improvements	
7202 - Roof Replacement	0.00
7206 - Fence/gate	0.00
7208 - Special Assessment Projects	0.00
7209 - Pool Project	0.00
7214 - Boiler Replacement	0.00
7215 - Flat Roof	0.00
7216 - Greenhouse Heater	0.00
7217 - Retaining Walls	0.00
7220 - Tennis Court Renovation	0.00
7222 - Golf Cart	0.00
7223 - Sidewalk Repairs	0.00
7224 - Hollister House Door	0.00
7225 - Condo Document Amendment	0.00
7226 - Flat Roofs - Small	0.00
7230 - Amenities - HH & Clubhouse	0.00
Total Capital Improvements	<u>0.00</u>
Total Meadow Hill, Inc. Expense	<u>794,971.00</u>
Total Meadow Hill, Inc. Net Income / (Loss)	<u>0.00</u>

		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



AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBIT)

Meadow Hill

I (we) hereby authorize Meadow Hill hereinafter called COMPANY, to initiate debit entries to my (our) bank account indicated below, hereinafter called Depository, and to debit the same to such account. This authorization is to remain in full force and effect until Company has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

Name: _____

Date: _____

Signature: _____

Unit Number: _____

Address: _____

Email Address: _____

Home Phone Number: _____

Work Phone Number: _____

**Bank your account is with
(Depository):** _____

Type of account (circle one):

CHECKING

SAVINGS

PLEASE ATTACH A VOIDED CHECK HERE

*PLEASE NOTE YOU MUST HAVE A \$0.00 BALANCE TO
BEGIN ACH DIRECT DEBIT*

Please Return Completed Form To:

Imagineers, LLC - 635 Farmington Avenue - Hartford, Connecticut 06105

What is Direct Debit?

Direct Debit is a program offered by Imagineers and your association that allows you to pay your monthly fees without writing a check and sending it to Imagineers. You might have heard of similar programs that are sometimes called “automatic bill payer” services.

How does Direct Debit work?

The Direct Debit program works by automatically debiting your bank account the exact amount of your association fee on the same day (or next business day) of every month.

So I won't have to remember to send in the association fee every month?

Yes. As long as you remain a participant in the Direct Debit program. As a participant, your bank account will be debited for the exact amount of your association fee each and every month. You will no longer have to worry about sending in a payment should you forget, be on vacation or run out of stamps.

Is there a charge for using Direct Debit?

No. Neither Imagineers nor your association charges for this convenience.

Is the Direct Debit program optional?

Yes. You do not have to participate in the program, but doing so will help ensure your peace of mind by knowing that your monthly association fees have been paid accurately and on time.

Will the program work with my bank?

Yes. The program works with any bank that is a member of the ACH system (and almost every bank in the U.S. is a member).

Must I use a special account?

No. A special account is not needed. You may use either your existing checking or statement savings account.

Is signing up easy?

Yes. Simply complete the enclosed form with an attached voided check and return it to the address indicated at the bottom of the form.

If I return the form, when will the Direct Debit program start?

If you return the form by 25th of the month, your account information will be verified in time so that the program will start with the next month's association fee.

When will my association fee be debited from my bank account?

The fee will be debited from your bank account on the 5th (or next business day) of every month. If the 5th is a Saturday, the transaction would be on the next business day.

What happens if there isn't enough money in my account to cover the association fee on the 5th?

The association and the banks will treat this situation as if you bounced a check. You will receive a statement from Imagineers notifying you of the situation. In addition to listing the outstanding association fee, the statement will include a \$10 preparation fee and a \$25 insufficient funds fee.

What happens if the association fee should change?

Should the association fees change or special assessment be charged in the future, we will automatically debit your bank account for the new amount. Before the new amount is debited, you will receive a letter from the association notifying you of the change as part of the association's normal communication with all owners..

If I sign up for Direct Debit and later change my mind, can I switch back to my old method of sending in a check?

Yes. Simply notify Imagineers in writing that you no longer wish to participate in the Direct Debit program. You would need to do so 30 days prior to the date you wish to terminate the service. That will provide Imagineers, your association and the banks time to cancel the automatic transaction. You can then send in your manual check, which is due on the 1st of every month.

**Suppose I have more questions? Who do I call?**

Please call Imagineers at (860) 247-2318 and ask for the Accounts Receivable Department. We will be happy to help you.

December 7, 2023

Dear Meadow Hill Community

In the continued effort to be proactive in minimizing insurance claims to the association's master insurance policy and comply with Declaration of Meadow Hill and Rules of the Association, the Executive Board is initiating the inspection and documentation of what has been deemed by the insurance industry as "High Risk Components and Conditions". Being proactive as an Association is deemed desirable by our insurance provider to reduce claims and avoid damage to units and common elements.

Rule 7.11 details "High Risk Components". A copy of rule 7.11 is attached which identifies those components and the service or replacement required. Also included in this mailing is a Resource Guide of vendors that can provide any of the services needed.

Meadow Hill maintenance personnel will begin the inspection of stated components in each residential unit beginning December 2023.

Residents will be called a day ahead for the inspection. Please allow them which should take a short period of time and will be non-intrusive.

Thank you for your cooperation.

Executive Board
Meadow Hill

Resource Guide

Fireplace Service

Fireplace Service Pros
860 791 1131

Fire Finesse
860 529 3473

Dryer Vent Cleaning

Quags Dryer Vent Cleaning
860 996 2240

Dryer Vent Cleaners of CT
860 414 4206

Water Heater Replacement

House Brothers Plumbing Contractors
860 659 0055

Delponte Plumbing & Hearing
860 633 3374

Heating and Air Conditioning Service

Degree Heating and Cooling
860 633 6122

Glasco Heating and Air Conditioning
860 281 2611

Glastonbury Burner and Boiler
860 659 4120

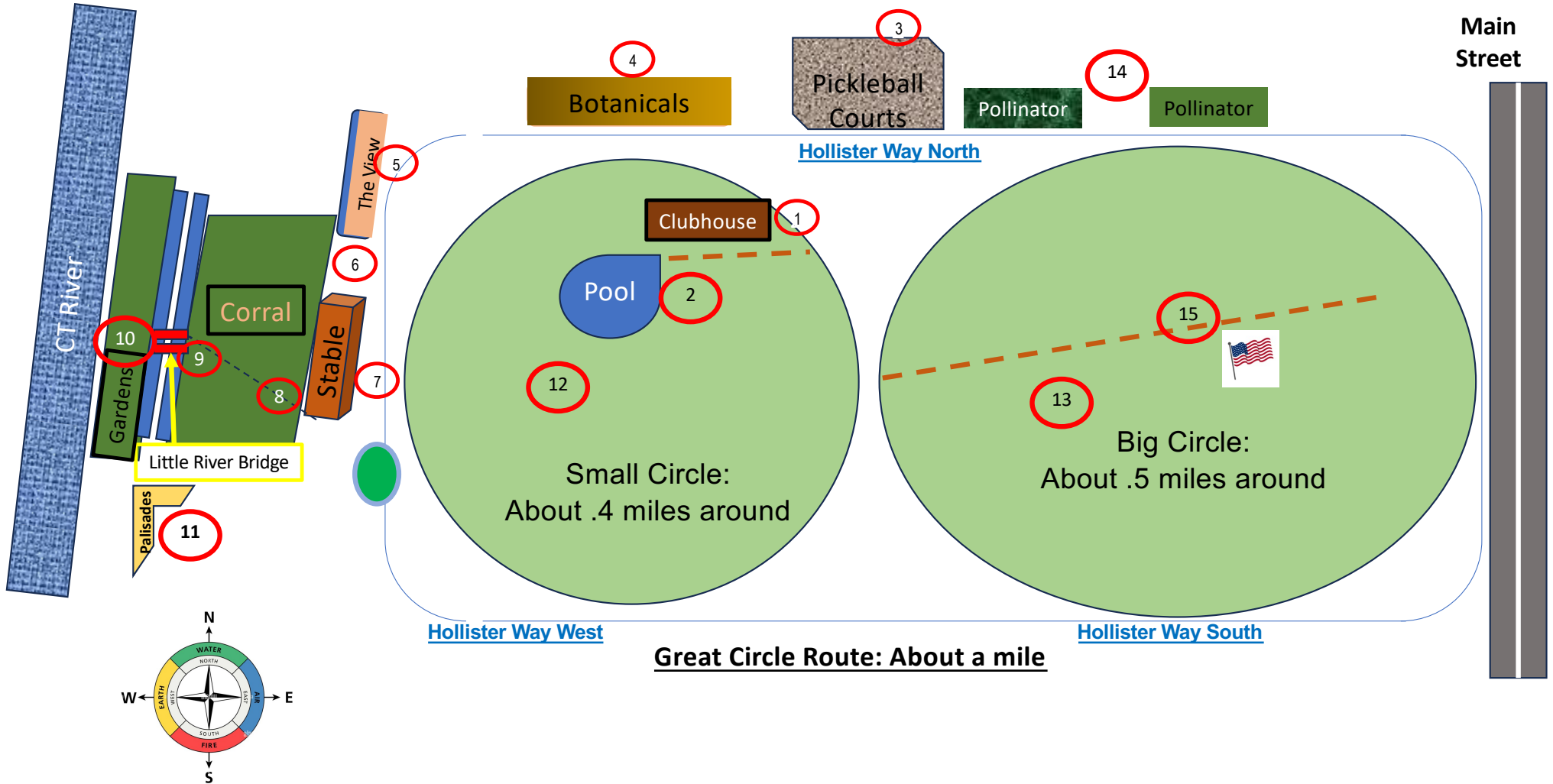


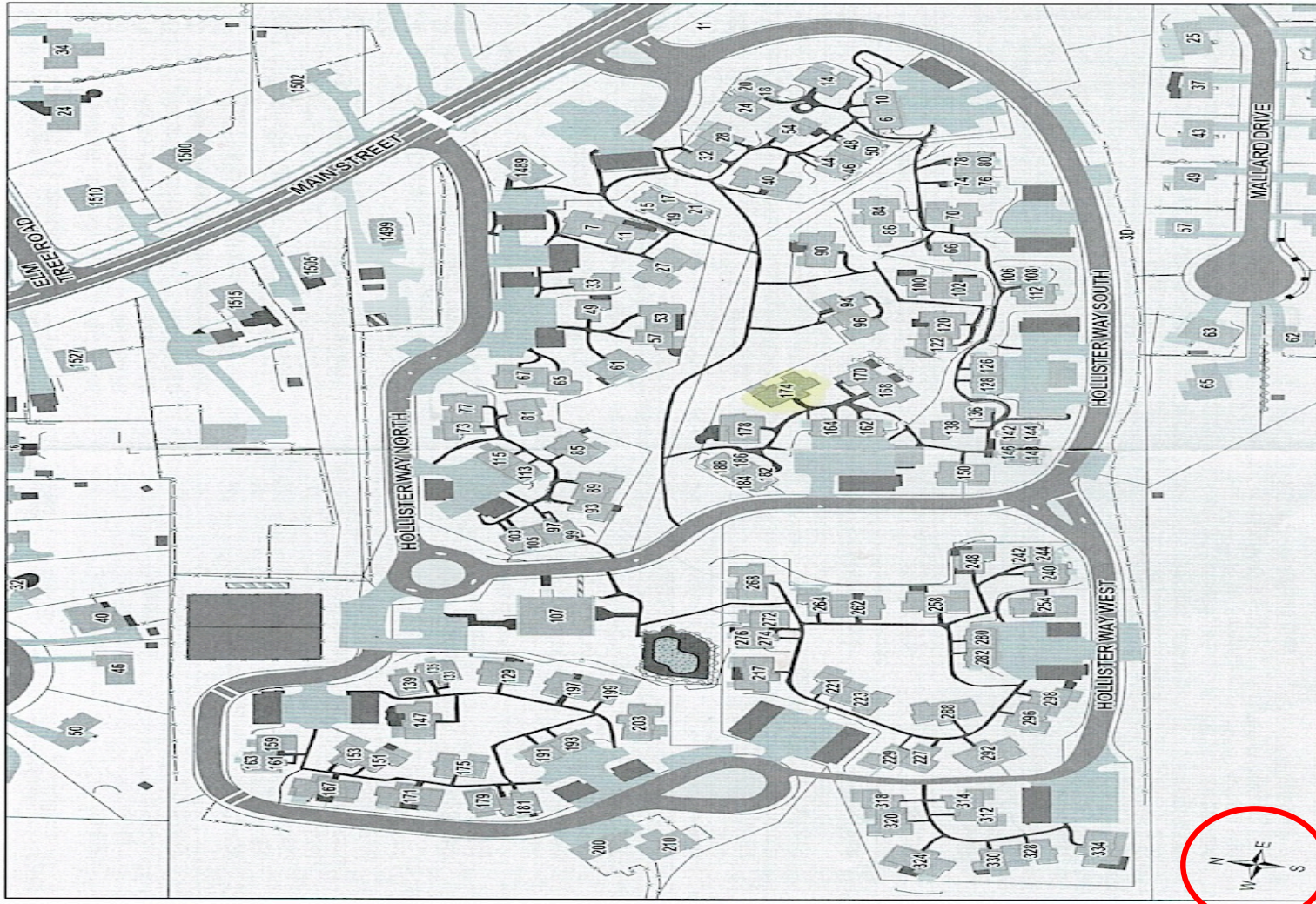
COMMITTEE REPORTS



A Walking Tour of MeadowHill

A Walking Tour of MeadowHill





To orient this to the map on the prior page, rotate the left side 90 degrees so it is at the top

Loc #	Location Description
1	The Clubhouse: Home of a gym, gathering place for social events, public board meetings, the annual Christmas dinner, venue for the Meadow Hill dog fashion parade and has hosted a spring festival featuring a real Maypole. Basically a blank canvas for the imagination of the Meadow Hill community.
2	The Pool: a senior-sized Olympic Pool in a beautiful setting with comfortable chairs and all the water you can use.
3	Pickleball takes over at MH in 2023 (known in the good old days as the tennis courts)
4	<u>The Gardens of Hollister</u> (along the right side of the road). Created by two residents across the road
5	The hillside to the river. The vista that drew a generation: by the bench and looking towards the CT River
6	Darien's Office: The real power center of MeadowHill
7	The stables: Yes, there were, and could be again, real horses here
8	The path down to the CT River: descending next to the horse grazing areas
9	<u>The Little River Bridge</u> (crossing a body of water that is much more modest than the BIG River)
10	The gentleman/lady farmers vegetable and flower gardens and picnic table
11	<u>The Palisades</u> : Walk behind units 320-334 to enjoy the view overlooking the River and Hubbard Brook. Or from the road near the barn, walk in behind unit 318 to a nice secluded overlook.

12	<u>The Grove at Red Mews</u> . A hidden mini forest surrounded by the Red homes. Follow the paths near the garages across from the stables until you find our version of Shangri-La.
13	The Birdbath mini-Conservatory: One example of flowers with unearthly vitality near 168
14	The pollinator gardens created by the legendary grounds committee.
15	The grand concourse and the flagpole.
	<p>Notice the nooks and crannies that the design of MeadowHill offers. Many homes have a private outdoor area of their own tucked away, some very picturesque. A "village-like" atmosphere. Livable, lovely and integrated with the natural environment.</p> <p>There are many talented gardeners who add greatly to the beauty of the community. Walk around and explore.</p>
	People wave (even in cars passing each other) and say hello.



OLD BUSINESS



November 17, 2023

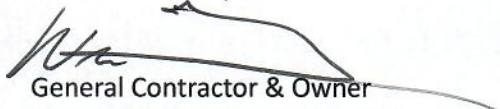
Meadow Hills Condominium Association & To Whom It May Concern:

This letter is to inform you that the aluminum wire remediation has been completed to specifications in all Meadow Hills Condominium units and common areas where necessary, including the Hollister House, garages, barn, workshop, and clubhouse. We have completed the Copalum crimp method with the Copalum crimp connectors at all 110v/120v termination points.

Should you have any questions or concerns, please feel free to contact me at (860) 604-9391 or at alwireprojectengineering@gmail.com.

Sincerely,

William Thompson


General Contractor & Owner
Alwire Project Engineering, LLC



NEW BUSINESS