



Meadow Hill

Board Packet

October 15, 2025

Meadow Hill

EXECUTIVE BOARD MEETING

AGENDA

October 15, 2025 – 10:00 AM

Meadow Hill Clubhouse

Zoom Meeting info:

<https://us02web.zoom.us/j/83849863113?pwd=kOaVgYpDB2CoJcjZPnCLQoFjiJjmnR.1>

Meeting ID: 838 4986 3113 Passcode: 865508

9:15 AM EXECUTIVE SESSION MEETING – BOARD ONLY

- 1) Delinquencies, Actions, Collections, Attorney Status
- 2) Pending contracts under negotiation
- 3) Pending/current litigation
- 4) Human Resource/Personnel Issues/Actionable Items

10:00 AM OPEN SESSION

- 1) Call to order and Roll Call.
- 2) President's Welcome and Remarks
- 3) Minutes
 - September 17, 2025: Executive Board Minutes – Approved
 - October 1, 2025: Planning Meeting Minutes – Approved
- 4) Financial Reports
- 5) Maintenance Superintendent Reports
 - Superintendent Report/Maintenance & Work Order Review
 - Project List
 - Annual Calendar
 - Review and discuss tree report
- 6) Manager's Report
- 7) Committee Reports (included in Board Packet)
 - Maintenance Committee Update and recommendations
 - 7.1.1. Existing Tree Report – review version 33
 - 7.1.2. Existing stairs report
 - 7.1.3. Existing wall report
 - 7.1.4. 2026 Budget items – fence painting/staining, truck bed repair/replace

7.1.5. Hydrant proposals

- 8) Business Items
 - Roofing Project
 - 8.1.1. – review and approve repair/replace roofs- 151/153, 18/20/24, Clubhouse. Reserve funds available.
 - 8.1.2. Progress report from Becht on bid solicitation
 - Proposed Rule changes – discussion on Rules 7.5.1 (Under-deck Panels) and 7.10.1 (water shut-off when vacant)
 - Sewer pipe issue – review results of video inspection of sewer lateral connecting Units 181-183
 - Variance Reviews – use of Vantaca
- 9) Open Forum – Owners may provide input, commentary, and ask questions
- 10) Items from Executive Session requiring a vote – Board action.
- 11) Set Hearing dates - violations, non-compliance, complaints
 - Dry vent units in non-compliance
 - Others?
- 12) Next Executive Board Meetings: Planning -11/5, Executive Board – 11/19
- 13) Adjourn



MINUTES

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

Affirmative Action/Equal Opportunity Employer

Meadow Hill
Executive Board Meeting Minutes
September 17, 2025

Open Session

1. **Call to Order:** 10:05 AM - Board members present: Jim Fuda, Deb Wellington, Walter Brownsword, Brenda Berk and Tim Reid. Also, in attendance Brian Milano of Imagineers. Darien Covert, MH Maintenance Supervisor,
2. **Financial Report** – See the Board Packet
3. **Manager's Report** – – See the Board Packet.
4. **Committee Reports** – – See the Board Packet
5. **Business items and actions:**
 - 5.1. Maintenance Committee to perform a site walk with Becht Engineering to identify trees for removal to accommodate the roofing project and get proposals from three tree removal contractors.
 - 5.2. Imagineers to send reminder letters to unit owners for cleaning of gas logs inserts in fireplaces by the end of the year.
 - 5.3. Maintenance staff to install Smoke detectors and CO monitors the end of September. Order has been received.
 - 5.4. Maintenance Team to update Tree inventory and review with the Board at the October Planning Meeting
 - 5.5. Maintenance Team to perform and existing conditions inventory of existing stairs and review with the Board
 - 5.6. MDC to be contacted for the missed fire hydrant painting near Unit #298. (Deb Wellington to call MDC).
 - 5.7. Ad hoc Committee of Walter Brownsword, Brenda Berk, Tim Reid, and Vicky Germani formed to define Clubhouse improvements for the \$15,000 budgeted for 2025.
 - 5.8. Proposals in process:
 - 5.8.1. Replacement hydrants
 - 5.8.2. Roadway Crack Sealing
 - 5.8.3. Sewer line inspection Units 181/183
 - 5.9. Becht Engineering to pursue competitive bids for the roofing project with a minimum of three bids

- 5.10. Amenities Committee request to disband honored by the Board. The Board will discuss reengaging a committee
- 5.11. Rules review of under-deck panels tabled for the Board to seek engineering and legal input.
- 5.12. Ad hoc committee to be established to explore options to solve water shut offs in multiple unit buildings.
- 5.13. Becht Engineering will inspect the roof leak in Unit #153 and provide a recommendation to the Board. Frank Cisz to coordinate with Becht and Darien.

6. Votes Taken:

- 6.1. Unit 97/99 under-deck panel removal – Motion made by Walter Brownsword and seconded by Brenda Berk to approve the request of the Unit Owner of #99 HWN to remove the under-deck panel installed by the Unit Owner of #97. Yes- 4, No-1. Motion Approved. (Yes- Fuda, Berk, Brownsword, Reid. No - Deb Wellington).
- 6.2. Hollister House Roofs – Motion made by Brenda Berk, seconded by Deb Wellington to approve the contracts of Turner Home Improvement to replace the roof for the Hollister House and install a roof on the proposed garage. Yes – 5, No-0. Motion approved unanimously.
- 6.3. Traffic Committee Report – Motion made by deb Wellington, seconded by Tim Reid to approve the recommendation of Phase I identified in the Traffic Committee Report. Yes – 5, No-0. Motion approved unanimously.
- 6.4. AED Proposal for 2026 budget process. Motion made by Brenda Berk, seconded by Walter Brownsword to accept the proposal for the purchase of an AED device for inclusion in the 2026 budget process. Yes – 5, No-0 . Motion approved unanimously.

Adjournment: Motion to adjourn unanimously approved on motion made by D Wellington and seconded by B. Berk. (Yes-5, No-0). Adjournment: 12:20 PM

Minutes submitted by: Jim Fuda, Temporary Secretary

Minutes approved by email: Yes – 4, No-0;

Minutes approved: 10/01//2025

Meadow Hill
Executive Board Planning Committee Meeting Minutes
October 1, 2025

Background and Purpose

The Executive Board Planning Meeting will provide a forum for the Board to discuss the operation and functioning of Meadow Hill, allowing the Board to discuss topics in more detail and depth than time permits at the monthly Executive Board Meetings. This planning meeting is open to residents' attendance as it is an open meeting per our by-laws. ***No action will be voted on or taken at this meeting. Discussion is limited to Agenda items and time permitting.***

Members in attendance: Jim Fuda, Deb Wellington, Brenda Berk, Donna Whalen and Walter Brownsword.

1. **President's Welcome and Roll Call:** Jim Fuda welcomed all in attendance. He announced that Tim Reid resigned from the Board. Jim thanked Tim for his time on the Board and wished him well. Tim's resignation has opened a seat on the Board, and we will be looking to fill that seat soon.
2. **Under-deck Panels-** The Board has sought advice from our attorney, Scott Sandler, about whether a panel can be attached to the upper unit. Decks are Limited Common Elements requiring a variance from the Executive Board. Attorney Sandler recommended Indemnification and Hold Harmless agreements agreeable to both parties and approved by the Executive Board to be incorporated in the decision and recorded on the land records. The Board will take Attorney Sandler's input under advisement.
3. **Roofing Program:** Becht is getting bids/proposals for the whole complex. They are seeking at least three bids. It will take about 45 days to collect the bids. This process is already underway. The plan should be prepared before the budget meeting. We should have a vendor by mid-November. Financing might be in the first quarter of next year.
4. **Dealing with Existing Leaking Roofs:** These roofs will need to be replaced before the project begins.
5. **2026 Budget:** Brenda Berk would like to keep any increase to 5%, but this is just a goal, with prices rising in all areas. Hopefully, our insurance will stay within a 5-10% increase. We will keep the budget separate from the roofing project.
6. **Amenities Committee:** This committee has been disbanded. We will use an Ad Hoc approach. Maintenance will address any Amenities needs brought to their attention.

7. **Insurance:** As we approach 2026, we have reached out to Bouvier Insurance to get quotes with and without horse coverage. Insurance continues to skyrocket, and we will need a number before we can budget.

8. **Open Session**

The following input was heard during the Open Session

- Unit 106 - under deck panels, water shut-offs
- Unit #19 - insurance coverage for horses, decks
- Unit 105 - references to Hollister House and 129 units in our documents, decks, and printable copies of Board Packets, restricted access to units for furnace filter
- `Unit 179 - roof sequencing, resale packets,

Adjourn Motion to adjourn by Deb Wellington, seconded by Brenda Berk, and unanimously approved.

Adjourned 11:59PM



FINANCIALS

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

Affirmative Action/Equal Opportunity Employer

Meadow Hill, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|----------------|-----------|-----------|--------------|------------|------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Association Fee Income | | | | | | | |
| 4100 - Association Fee Income | 72,519.00 | 72,499.00 | 20.00 | 652,671.00 | 652,488.00 | 183.00 | 869,984.00 |
| Total Association Fee Income | 72,519.00 | 72,499.00 | 20.00 | 652,671.00 | 652,488.00 | 183.00 | 869,984.00 |
| Special Assessment Income | | | | | | | |
| 4201 - Special Assessment Loan 2023 | 6,522.53 | - | 6,522.53 | 18,762.13 | - | 18,762.13 | - |
| 4203 - SA Overpmnt:offset to capital contingenc | 553.32 | - | 553.32 | 4,979.88 | - | 4,979.88 | - |
| Total Special Assessment Income | 7,075.85 | - | 7,075.85 | 23,742.01 | - | 23,742.01 | - |
| Income Charged by Unit | | | | | | | |
| 4300 - Late Fee Income | 150.00 | 67.00 | 83.00 | 1,225.00 | 600.00 | 625.00 | 800.00 |
| 4301 - Miscellaneous Income | 4,716.98 | - | 4,716.98 | 171,736.48 | - | 171,736.48 | - |
| 4306 - Statement Fee Income | 30.00 | - | 30.00 | 370.00 | - | 370.00 | - |
| 4310 - Right of First Refusal | - | - | - | 381.37 | - | 381.37 | - |
| Total Income Charged by Unit | 4,896.98 | 67.00 | 4,829.98 | 173,712.85 | 600.00 | 173,112.85 | 800.00 |
| Other Income Association Level | | | | | | | |
| 4400 - Clubhouse Rental Income | (50.00) | 42.00 | (92.00) | 1,050.00 | 375.00 | 675.00 | 500.00 |
| 4406 - Social Fund Income | - | 167.00 | (167.00) | 490.00 | 1,500.00 | (1,010.00) | 2,000.00 |
| Total Other Income Association Level | (50.00) | 209.00 | (259.00) | 1,540.00 | 1,875.00 | (335.00) | 2,500.00 |
| Interest/Reserve Income | | | | | | | |
| 4500 - Reserve Contributions | - | - | - | 92,213.00 | - | 92,213.00 | - |
| 4501 - Interest Income Operating | .05 | - | .05 | .39 | - | .39 | - |
| 4502 - Interest Income Reserves | 1,148.00 | - | 1,148.00 | 9,618.55 | - | 9,618.55 | - |
| Total Interest/Reserve Income | 1,148.05 | - | 1,148.05 | 101,831.94 | - | 101,831.94 | - |
| Total Income | 85,589.88 | 72,775.00 | 12,814.88 | 953,497.80 | 654,963.00 | 298,534.80 | 873,284.00 |

Operating Expense

Professional Fees

| | | | | | | | |
|--------------------------------|-----------------|-----------------|-----------------|------------------|------------------|--------------------|------------------|
| 5100 - Management Fee | 2,977.27 | 2,983.00 | 5.73 | 26,681.00 | 26,850.00 | 169.00 | 35,800.00 |
| 5101 - Legal Fees | - | 667.00 | 667.00 | 20,799.56 | 6,000.00 | (14,799.56) | 8,000.00 |
| 5102 - Accounting Fees | - | 5,750.00 | 5,750.00 | 5,250.00 | 5,750.00 | 500.00 | 5,750.00 |
| Total Professional Fees | 2,977.27 | 9,400.00 | 6,422.73 | 52,730.56 | 38,600.00 | (14,130.56) | 49,550.00 |

Utilities

| | | | | | | | |
|----------------------|-------------|----------|------------|------------|-----------|------------|-----------|
| 5200 - Electricity | 1,062.86 | 2,083.00 | 1,020.14 | 16,408.72 | 18,750.00 | 2,341.28 | 25,000.00 |
| 5205 - Gas | 851.36 | 917.00 | 65.64 | 6,571.98 | 8,250.00 | 1,678.02 | 11,000.00 |
| 5206 - Water | 3,100.32 | 3,000.00 | (100.32) | 28,119.11 | 27,000.00 | (1,119.11) | 36,000.00 |
| 5207 - Sewer | (21,343.00) | 1,750.00 | 23,093.00 | (9,195.00) | 15,750.00 | 24,945.00 | 21,000.00 |
| 5210 - Trash Removal | 6,188.14 | 3,063.00 | (3,125.14) | 30,368.26 | 27,563.00 | (2,805.26) | 36,750.00 |
| 5211 - Telephone | 440.34 | 450.00 | 9.66 | 5,157.71 | 4,050.00 | (1,107.71) | 5,400.00 |
| 6999 - Credit Memo | - | - | - | 4,444.19 | - | (4,444.19) | - |

Meadow Hill, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|--|----------------|-----------|------------|--------------|------------|------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| Total Utilities | (9,699.98) | 11,263.00 | 20,962.98 | 81,874.97 | 101,363.00 | 19,488.03 | 135,150.00 |
| Administrative | | | | | | | |
| 5308 - Miscellaneous Admin | 20.00 | 500.00 | 480.00 | 2,265.49 | 4,500.00 | 2,234.51 | 6,000.00 |
| 5313 - Communications - LARK | - | 58.00 | 58.00 | 276.64 | 525.00 | 248.36 | 700.00 |
| Total Administrative | 20.00 | 558.00 | 538.00 | 2,542.13 | 5,025.00 | 2,482.87 | 6,700.00 |
| Insurance | | | | | | | |
| 5400 - Master Insurance Policy | - | 15,083.00 | 15,083.00 | 119,504.00 | 135,750.00 | 16,246.00 | 181,000.00 |
| 5401 - Worker's Compensation | 3,999.00 | 433.00 | (3,566.00) | 7,739.80 | 3,900.00 | (3,839.80) | 5,200.00 |
| 5403 - Health Insurance | 2,151.55 | 2,542.00 | 390.45 | 25,381.94 | 22,875.00 | (2,506.94) | 30,500.00 |
| 5409 - Automobile Insurance | - | 267.00 | 267.00 | 1,898.00 | 2,400.00 | 502.00 | 3,200.00 |
| Total Insurance | 6,150.55 | 18,325.00 | 12,174.45 | 154,523.74 | 164,925.00 | 10,401.26 | 219,900.00 |
| Payroll | | | | | | | |
| 5501 - Payroll-Maintenance | 10,309.45 | 10,960.00 | 650.55 | 98,888.78 | 98,639.00 | (249.78) | 131,518.00 |
| 5504 - Payroll-Snow | - | 208.00 | 208.00 | 1,780.00 | 1,875.00 | 95.00 | 2,500.00 |
| 5506 - Employer Payroll Taxes | 686.21 | 958.00 | 271.79 | 8,080.90 | 8,625.00 | 544.10 | 11,500.00 |
| 5507 - Payroll Service Fees | 178.48 | 267.00 | 88.52 | 2,152.12 | 2,400.00 | 247.88 | 3,200.00 |
| Total Payroll | 11,174.14 | 12,393.00 | 1,218.86 | 110,901.80 | 111,539.00 | 637.20 | 148,718.00 |
| Grounds Maintenance | | | | | | | |
| 5600 - Landscaping Maint. Contract | 9,871.00 | 10,625.00 | 754.00 | 68,717.25 | 74,375.00 | 5,657.75 | 85,000.00 |
| 5606 - Tree Maintenance | 2,210.24 | 1,333.00 | (877.24) | 13,376.99 | 12,000.00 | (1,376.99) | 16,000.00 |
| 5607 - Mulching-Perimeters | - | 558.00 | 558.00 | 5,758.80 | 5,025.00 | (733.80) | 6,700.00 |
| 5609 - Fertilization | - | 833.00 | 833.00 | 8,446.05 | 7,500.00 | (946.05) | 10,000.00 |
| 5611 - Snow Removal Supplies | - | 333.00 | 333.00 | 2,113.40 | 3,000.00 | 886.60 | 4,000.00 |
| 5616 - Road/Walks Repairs | - | 833.00 | 833.00 | 2,518.51 | 7,500.00 | 4,981.49 | 10,000.00 |
| 5699 - Ground Improvements - Land Common | 498.89 | 550.00 | 51.11 | 3,028.00 | 3,850.00 | 822.00 | 4,400.00 |
| Total Grounds Maintenance | 12,580.13 | 15,065.00 | 2,484.87 | 103,959.00 | 113,250.00 | 9,291.00 | 136,100.00 |
| Amenities Maintenance | | | | | | | |
| 5701 - Pool Supplies/Repairs | - | 333.00 | 333.00 | 2,736.54 | 3,000.00 | 263.46 | 4,000.00 |
| 5702 - Amenities | - | 667.00 | 667.00 | 1,809.77 | 6,000.00 | 4,190.23 | 8,000.00 |
| 5714 - Social Fund | - | 250.00 | 250.00 | 468.29 | 2,250.00 | 1,781.71 | 3,000.00 |
| Total Amenities Maintenance | - | 1,250.00 | 1,250.00 | 5,014.60 | 11,250.00 | 6,235.40 | 15,000.00 |
| Maintenance & Repairs | | | | | | | |
| 5802 - Plumbing | 839.00 | - | (839.00) | 839.00 | - | (839.00) | - |
| 5803 - Pest Control | 1,882.38 | 250.00 | (1,632.38) | 2,094.74 | 2,250.00 | 155.26 | 3,000.00 |
| 5804 - Maintenance Supplies | 631.29 | 500.00 | (131.29) | 5,954.97 | 4,500.00 | (1,454.97) | 6,000.00 |
| 5805 - Truck Maintenance & Fuel | 88.00 | 433.00 | 345.00 | 1,300.18 | 3,900.00 | 2,599.82 | 5,200.00 |
| 5811 - Equipment Maint. Misc & Fuel | 108.00 | 100.00 | (8.00) | 1,434.14 | 900.00 | (534.14) | 1,200.00 |
| 5900 - Building Maintenance | 11.00 | 542.00 | 531.00 | 4,507.99 | 4,875.00 | 367.01 | 6,500.00 |

Meadow Hill, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|----------------|------------|-------------|--------------|-------------|-------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| Total Maintenance & Repairs | 3,559.67 | 1,825.00 | (1,734.67) | 16,131.02 | 16,425.00 | 293.98 | 21,900.00 |
| Reserves & Miscellaneous | | | | | | | |
| 6102 - Association Income Tax | (1,916.00) | 67.00 | 1,983.00 | 1,584.00 | 600.00 | (984.00) | 800.00 |
| 6103 - Truck Taxes | - | 80.00 | 80.00 | 626.30 | 713.00 | 86.70 | 950.00 |
| 6105 - Contribution To Reserves General | 20,552.00 | 10,276.00 | (10,276.00) | 92,489.00 | 92,489.00 | - | 123,317.00 |
| 6107 - Contribution To Reserves Siding | 2,500.00 | 1,250.00 | (1,250.00) | 11,250.00 | 11,250.00 | - | 15,000.00 |
| 6120 - WF Loan # 75521651 Interest | 967.68 | - | (967.68) | 8,928.09 | - | (8,928.09) | - |
| 6121 - Capital Contingency | 553.32 | - | (553.32) | 4,979.88 | - | (4,979.88) | - |
| Total Reserves & Miscellaneous | 22,657.00 | 11,673.00 | (10,984.00) | 119,857.27 | 105,052.00 | (14,805.27) | 140,067.00 |
| Reserve Expenses | | | | | | | |
| 7217 - Retaining Walls | 9,680.00 | - | (9,680.00) | 19,360.00 | - | (19,360.00) | - |
| 7229 - Contingencies | - | 16.00 | 16.00 | - | 149.00 | 149.00 | 199.00 |
| 7230 - Amenities - HH & Clubhouse | - | - | - | 2,794.50 | - | (2,794.50) | - |
| 7235 - Roofing Consultant | 6,562.50 | - | (6,562.50) | 20,517.50 | - | (20,517.50) | - |
| Total Reserve Expenses | 16,242.50 | 16.00 | (16,226.50) | 42,672.00 | 149.00 | (42,523.00) | 199.00 |
| Total Expense | 65,661.28 | 81,768.00 | 16,106.72 | 690,207.09 | 667,578.00 | (22,629.09) | 873,284.00 |
| | | | | | | | |
| Operating Net Total | 19,928.60 | (8,993.00) | 28,921.60 | 263,290.71 | (12,615.00) | 275,905.71 | - |
| Net Total | 19,928.60 | (8,993.00) | 28,921.60 | 263,290.71 | (12,615.00) | 275,905.71 | - |

Meadow Hill, Inc.

Balance Sheet For 9/30/2025

Operating Cash

| | |
|---|------------|
| Webster Debit Checking | \$747.39 |
| Key Bank - Checking | \$1,200.35 |
| Operating Checking - Pacific Premier Bk | \$4,624.01 |

| | | |
|-----------------------------|--|-------------------|
| Total Operating Cash | | \$6,571.75 |
|-----------------------------|--|-------------------|

Money Market

| | |
|-------------------------------------|--------------|
| Key Bank Money Market | \$16,408.82 |
| Money Market - Pacific Premier Bank | \$121,659.41 |

| | | |
|---------------------------|--|---------------------|
| Total Money Market | | \$138,068.23 |
|---------------------------|--|---------------------|

Certificates of Deposit

| | |
|------------------------------------|--------------|
| Key Bank CD | \$154,635.61 |
| PPB CDARS 1030957365 3.92% 10/9/25 | \$125,000.00 |
| PPB CDARS 1031034414 3.68% 4/23/26 | \$167,019.50 |

| | | |
|--------------------------------------|--|---------------------|
| Total Certificates of Deposit | | \$446,655.11 |
|--------------------------------------|--|---------------------|

Accounts Receivable

| | |
|--|--------------|
| Accounts Receivable | \$44,313.27 |
| A/R Long-Term Special Assessment | \$190,858.27 |
| Reserve Receivable - WindsorFed Ln Payof | (\$3,485.28) |
| Interest Receivable | \$3,184.41 |
| Other Receivable | \$1,600.00 |

| | | |
|----------------------------------|--|---------------------|
| Total Accounts Receivable | | \$236,470.67 |
|----------------------------------|--|---------------------|

Prepaid Expenses

| | |
|-------------------|-------------|
| Prepaid Insurance | \$71,501.20 |
|-------------------|-------------|

| | | |
|-------------------------------|--|--------------------|
| Total Prepaid Expenses | | \$71,501.20 |
|-------------------------------|--|--------------------|

Fixed Assets/Accumulated Depreciation

| | |
|--------------------------------------|----------------|
| Equipment | \$13,040.89 |
| Accumulated Depreciation.: Equipment | (\$101,324.22) |
| Loan Origination Costs | \$2,023.35 |
| Furniture & Fixture | \$5,038.08 |
| Skid Steer | \$29,768.00 |
| Snow Blower | \$8,669.67 |
| 2016 Pick Up Truck | \$49,797.68 |

| | | |
|--|--|-------------------|
| Total Fixed Assets/Accumulated Depreciation | | \$7,013.45 |
|--|--|-------------------|

| | | |
|--|---------------------|---------------------|
| | Total Assets | \$906,280.41 |
|--|---------------------|---------------------|

Current Liabilities

| | |
|-------------------------------------|--------------|
| Accounts payable | \$31,126.38 |
| Clearing Account | (\$2,041.80) |
| Unit Owner Fees Received in Advance | \$25,646.62 |
| Deferred Insurance Claim Income | \$2,652.02 |

| | | |
|----------------------------------|--|--------------------|
| Total Current Liabilities | | \$57,383.22 |
|----------------------------------|--|--------------------|

Prepays

| | |
|--------------------|---------------|
| Deferred SA Income | (\$11,317.75) |
|--------------------|---------------|

| | | |
|----------------------|--|----------------------|
| Total Prepays | | (\$11,317.75) |
|----------------------|--|----------------------|

Long Term Payables

Meadow Hill, Inc.

Balance Sheet For 9/30/2025

| | | |
|--|---------------------|----------------------------|
| Windsor Federal Loan 75521651 - 2022 | <u>\$163,059.33</u> | |
| Total Long Term Payables | | \$163,059.33 |
| Reserve For Future Major Repairs and Replacements | | |
| Contract Liability | <u>\$350,745.12</u> | |
| Total Reserve For Future Major Repairs and Replacements | | \$350,745.12 |
| Members' Equity | | |
| Members Equity | <u>\$73,769.35</u> | |
| Total Members' Equity | | \$73,769.35 |
| Replacement Reserves | | |
| Replacement Reserve | \$2,913.84 | |
| Fixed Asset Fund | <u>\$6,436.59</u> | |
| Total Replacement Reserves | | \$9,350.43 |
| Net Income (Loss) | | |
| Net Income | <u>\$263,290.71</u> | |
| Total Net Income (Loss) | | \$263,290.71 |
| Total Liabilities / Equity | | <u>\$906,280.41</u> |

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2025 - 9/30/2025

| XN# | Invoice | Invoice Date | Invoice Amount | Paid Date | Paid Amount |
|---|-------------------|--------------|----------------|-----------|-------------------|
| A D Masonry | | | | | |
| 11 Creston Road | | | | | |
| Windsor Locks, CT 06096 | | | | | |
| Tax ID: 044-02-5854 | | | | | |
| 811893 | 092225 | 9/22/2025 | \$9,680.00 | 9/24/2025 | \$9,680.00 |
| Total | | | | | \$9,680.00 |
| ADP | | | | | |
| No Address | | | | | |
| No City, No State No Zip | | | | | |
| Tax ID: | | | | | |
| 760024 | | 9/8/2025 | \$43.87 | 9/8/2025 | \$43.87 |
| 760025 | | 9/8/2025 | \$43.87 | 9/8/2025 | \$43.87 |
| 819186 | | 9/24/2025 | \$43.87 | 9/24/2025 | \$43.87 |
| 819189 | | 9/24/2025 | \$46.87 | 9/24/2025 | \$46.87 |
| Total | | | | | \$178.48 |
| All Waste Inc. | | | | | |
| P.O. Box 2472 | | | | | |
| Hartford, CT 06146 | | | | | |
| Tax ID: 06-1271683 | | | | | |
| 701997 | 1 -0130840-9-0825 | 9/1/2025 | \$3,094.07 | 9/11/2025 | \$3,094.07 |
| Total | | | | | \$3,094.07 |
| Amtrust North America | | | | | |
| PO Box 6939 | | | | | |
| Cleveland, OH 44101-1939 | | | | | |
| Tax ID: | | | | | |
| 817089 | | 9/23/2025 | \$4,057.00 | 9/23/2025 | \$4,057.00 |
| Total | | | | | \$4,057.00 |
| Anthem BCBS | | | | | |
| 29 North Main Street Attn: Lori Mongillo | | | | | |
| West Hartford, CT 06107 | | | | | |
| Tax ID: | | | | | |
| 799182 | 020250955247 | 9/18/2025 | \$3,186.65 | 9/24/2025 | \$3,186.65 |
| Total | | | | | \$3,186.65 |

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2025 - 9/30/2025

| XN# | Invoice | Invoice Date | Invoice Amount | Paid Date | Paid Amount |
|--|-----------------|--------------|----------------|-----------|-------------------|
| Anthem Blue Cross & Blue Shield | | | | | |
| P.O. Box 11792 | | | | | |
| Newark, NJ 07101-4792 | | | | | |
| Tax ID: | | | | | |
| 799741 | | 9/30/2025 | \$304.74 | 9/30/2025 | \$304.74 |
| Total | | | | | \$304.74 |
| Becht Engineering BT, Inc. | | | | | |
| 33 Technology Drive, Suite 1G | | | | | |
| Warren, NJ 07059 | | | | | |
| Tax ID: | | | | | |
| 753682 | 24161905 | 9/3/2025 | \$6,562.50 | 9/24/2025 | \$6,562.50 |
| Total | | | | | \$6,562.50 |
| CAI | | | | | |
| Community Associations Institute P O Box 748562 | | | | | |
| Atlanta, GA 30374 | | | | | |
| Tax ID: | | | | | |
| 648778 | 080425-6030551 | 8/4/2025 | \$340.00 | 9/2/2025 | \$340.00 |
| Total | | | | | \$340.00 |
| Connecticut Natural Gas Corporation | | | | | |
| P.O. Box 847820 | | | | | |
| Boston, MA 02284-7820 | | | | | |
| Tax ID: | | | | | |
| 716923 | 081425-386-3060 | 8/14/2025 | \$36.93 | 9/5/2025 | \$36.93 |
| 716924 | 081425-387-9819 | 8/14/2025 | \$60.95 | 9/5/2025 | \$60.95 |
| 716925 | 081425-388-4033 | 8/14/2025 | \$76.62 | 9/5/2025 | \$76.62 |
| 716926 | 081425-385-5793 | 8/14/2025 | \$411.07 | 9/5/2025 | \$411.07 |
| 818725 | 091525-388-4033 | 9/15/2025 | \$76.62 | 9/30/2025 | \$76.62 |
| 818726 | 091525-387-9819 | 9/15/2025 | \$60.22 | 9/30/2025 | \$60.22 |
| 818727 | 091525-386-3060 | 9/15/2025 | \$35.07 | 9/30/2025 | \$35.07 |
| 818728 | 091525-385-5793 | 9/15/2025 | \$679.45 | 9/30/2025 | \$679.45 |
| Total | | | | | \$1,436.93 |

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2025 - 9/30/2025

| XN# | Invoice | Invoice Date | Invoice Amount | Paid Date | Paid Amount |
|------------------------------------|-----------------|--------------|----------------|-----------|-------------------|
| Cox Communications | | | | | |
| Dept. 781110 P.O. Box 78000 | | | | | |
| Detroit, MI 48278-1110 | | | | | |
| Tax ID: | | | | | |
| 769864 | 083025-41497201 | 8/30/2025 | \$320.34 | 9/24/2025 | \$320.34 |
| 881288 | | 9/26/2025 | \$320.34 | 9/26/2025 | \$320.34 |
| Total | | | | | \$640.68 |
| Eversource (E) | | | | | |
| P. O. Box 56002 | | | | | |
| Boston, MA 02205-6002 | | | | | |
| Tax ID: | | | | | |
| 716114 | 082525-65192014 | 8/25/2025 | \$10.19 | 9/5/2025 | \$10.19 |
| 716115 | 082525-45192017 | 8/25/2025 | \$10.48 | 9/5/2025 | \$10.48 |
| 716116 | 082525-16192068 | 8/25/2025 | \$10.19 | 9/5/2025 | \$10.19 |
| 716117 | 082525-36192069 | 8/25/2025 | \$17.61 | 9/5/2025 | \$17.61 |
| 716118 | 082525-87192075 | 8/25/2025 | \$17.61 | 9/5/2025 | \$17.61 |
| 716119 | 082525-71292038 | 8/25/2025 | \$39.28 | 9/5/2025 | \$39.28 |
| 716120 | 082525-42192090 | 8/25/2025 | \$119.67 | 9/5/2025 | \$119.67 |
| 716121 | 082525-45292005 | 8/25/2025 | \$40.12 | 9/5/2025 | \$40.12 |
| 716122 | 082525-98192052 | 8/25/2025 | \$20.75 | 9/5/2025 | \$20.75 |
| 716123 | 082525-97192029 | 8/25/2025 | \$26.16 | 9/5/2025 | \$26.16 |
| 716124 | 082525-25292008 | 8/25/2025 | \$23.89 | 9/5/2025 | \$23.89 |
| 716125 | 082525-95192040 | 8/25/2025 | \$1,073.27 | 9/5/2025 | \$1,073.27 |
| 716126 | 082525-35192019 | 8/25/2025 | \$119.39 | 9/5/2025 | \$119.39 |
| 716127 | 082525-27130165 | 8/25/2025 | \$29.27 | 9/5/2025 | \$29.27 |
| 735699 | 082525-45192018 | 8/25/2025 | \$23.89 | 9/5/2025 | \$23.89 |
| 752490 | 090225-06803073 | 9/2/2025 | \$10.21 | 9/11/2025 | \$10.21 |
| 787060 | 090925-68792073 | 9/9/2025 | \$918.21 | 9/24/2025 | \$918.21 |
| Total | | | | | \$2,510.19 |

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2025 - 9/30/2025

| XN# | Invoice | Invoice Date | Invoice Amount | Paid Date | Paid Amount |
|--|---------------|--------------|----------------|-----------|--------------------|
| Flavell Enterprises LLC | | | | | |
| 140 Mountain Street | | | | | |
| Ellington, CT 06029 | | | | | |
| Tax ID: 30-0286334 | | | | | |
| 771822 | 23867 | 7/23/2025 | \$11,166.75 | 9/24/2025 | \$11,166.75 |
| Total | | | | | \$11,166.75 |
| Highlight Landscape and Design LLC | | | | | |
| P. O. Box 1479 | | | | | |
| Glastonbury, CT 06033 | | | | | |
| Tax ID: 74-3165307 | | | | | |
| 735700 | 40894 | 9/1/2025 | \$9,871.00 | 9/15/2025 | \$9,871.00 |
| Total | | | | | \$9,871.00 |
| Imagineers, LLC | | | | | |
| 635 Farmington Ave. | | | | | |
| Hartford, CT 06105 | | | | | |
| Tax ID: 06-1637912 | | | | | |
| 724589 | AR090627-MGMT | 9/1/2025 | \$2,977.27 | 9/15/2025 | \$2,977.27 |
| Total | | | | | \$2,977.27 |
| Lynn King | | | | | |
| 181 Hollister way North | | | | | |
| Glastonbury, CT 06033 | | | | | |
| Tax ID: | | | | | |
| 800630 | 091825 | 9/19/2025 | \$839.00 | 9/24/2025 | \$839.00 |
| Total | | | | | \$839.00 |
| Meadow Hill, Inc. | | | | | |
| C/O Imagineers, LLC 635 Farmington Avenue | | | | | |
| Hartford, CT 06105 | | | | | |
| Tax ID: | | | | | |
| 45587 | 09/2025-Loan | 9/1/2025 | \$553.32 | 9/11/2025 | \$553.32 |
| Total | | | | | \$553.32 |
| Post Item | | | | | |
| No Address | | | | | |
| No City, No State No Zip | | | | | |
| Tax ID: No Tax ID | | | | | |

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2025 - 9/30/2025

| XN# | Invoice | Invoice Date | Invoice Amount | Paid Date | Paid Amount |
|--------|---------|--------------|----------------|-----------|-------------|
| 847890 | | 9/9/2025 | \$1,849.49 | 9/9/2025 | \$1,849.49 |
| 847891 | | 9/9/2025 | \$651.57 | 9/9/2025 | \$651.57 |
| 847893 | | 9/30/2025 | \$1,690.63 | 9/30/2025 | \$1,690.63 |
| 847895 | | 9/30/2025 | \$582.03 | 9/30/2025 | \$582.03 |
| 849283 | | 9/16/2025 | \$651.55 | 9/16/2025 | \$651.55 |
| 849285 | | 9/16/2025 | \$1,849.50 | 9/16/2025 | \$1,849.50 |
| 849290 | | 9/23/2025 | \$651.56 | 9/23/2025 | \$651.56 |
| 849292 | | 9/23/2025 | \$1,849.49 | 9/23/2025 | \$1,849.49 |
| 881148 | | 9/30/2025 | \$3,567.42 | 9/30/2025 | \$3,567.42 |

Total **\$13,343.24**

Southdata Inc.

P.O. Box 5318

Deptford, NJ 08096

Tax ID:

| | | | | | |
|--------|-----------|-----------|--------|-----------|--------|
| 792112 | 994614343 | 8/27/2025 | \$2.67 | 9/24/2025 | \$2.67 |
|--------|-----------|-----------|--------|-----------|--------|

Total **\$2.67**

The Metropolitan District Co.

PO Box 5535

Binghamton, NY 13902-5535

Tax ID:

| | | | | | |
|--------|--------------|----------|------------|-----------|------------|
| 808633 | 610001377966 | 9/9/2025 | \$3,201.16 | 9/24/2025 | \$3,201.16 |
|--------|--------------|----------|------------|-----------|------------|

| | | | | | |
|--------|--|-----------|------------|-----------|------------|
| 881284 | | 9/16/2025 | \$3,201.16 | 9/16/2025 | \$3,201.16 |
|--------|--|-----------|------------|-----------|------------|

Total **\$6,402.32**

Tomasetti, Kulas & Company,

P.C.

631 Farmington Avenue

Hartford, CT 06105

Tax ID:

| | | | | | |
|--------|-------|-----------|------------|-----------|------------|
| 724588 | 19875 | 8/23/2025 | \$5,250.00 | 9/15/2025 | \$5,250.00 |
|--------|-------|-----------|------------|-----------|------------|

Total **\$5,250.00**

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2025 - 9/30/2025

| XN# | Invoice | Invoice Date | Invoice Amount | Paid Date | Paid Amount |
|--------------------------------|-----------|--------------|----------------|-----------|-------------------|
| Trugreen | | | | | |
| PO Box 78031 | | | | | |
| Phoenix, AZ 85062-8031 | | | | | |
| Tax ID: 36-3734669 | | | | | |
| 664286 | 212010013 | 7/30/2025 | \$3,854.95 | 9/2/2025 | \$3,854.95 |
| 765312 | 215535548 | 8/31/2025 | \$1,115.29 | 9/24/2025 | \$1,115.29 |
| Total | | | | | \$4,970.24 |
| Windsor Federal Savings | | | | | |
| P O Box 250 | | | | | |
| Windsor, CT 06095 | | | | | |
| Tax ID: | | | | | |
| 796785 | | 9/18/2025 | \$2,200.64 | 9/18/2025 | \$2,200.64 |
| Total | | | | | \$2,200.64 |



Maintenance

Meadow Hill
Glastonbury, CT 06033

MH Maintenance Meeting Notes – October 7, 2025

Attendees: Jim Fuda, Darien Covert, Walter Brownsword, Paul Jenkins, Brian Milano/Imagineers (via ZOOM)

Items discussed:

1. The Work Order Report has been reviewed and updates to be made in Vantaca.
2. Action Items to be done:
 - Darren to call Anytime to get a written proposal for the work at units 181/183
 - Brian to send letters and schedule hearings for units not in compliance with dry vent cleaning requirements. Hearings to be scheduled for November Board meeting, subject to Board approval
 - Darren to provide a list of all smoke detectors installed during annual inspections. Walter to update the tracking sheet.
 - Brian to add smoke detector/CO monitor installation to the hearing letter for unit 153
 - Brian to send out reminder gas log cleaning letter this week
 - Brian to approach Deb for help with getting additional hydrant replacement proposals (two received to date)
 - Brian to push for crack sealing proposals from New England Paving, Central Ceiling, and one more vendor
 - Maintenance Committee to conduct a site walk on Friday at 11am to evaluate stairs and make recommendations.
 - Darren to take water samples from Joan Palatine's unit for testing of water quality
 - Darren to replace the front motion light at unit 90
 - Brian to communicate with unit 90 owner that the side motion light is their responsibility to repair.
 - Darren to remove the crabapple tree by the clubhouse and the tree at unit 40
 - Walter to update the tree inventory list with Darren for review with the Board on October 17th.
 - Walter and Darien to work on 2026 Budget including barn repair of woodpecker holes and painting. Walter to get breakdown of expenses from Brenda.

Meadow Hill
Glastonbury, CT 06033

3. Annual Inspection – Unit 113 will be done when new unit owner occupies the unit. Unit #153 – Brian will send letter as Unit Owner who has been non-responsive to providing access.
4. Under-deck Panel removal –Final two panels on hold until Board decision.
5. Power Washing requests – Red Work Order requests to be done by the end of October.
6. Maintenance Projects requested – two projects requested were discussed:
 - a. Replace the existing stairs in Lot K with a ramp/ wall system was determined to be not feasible and to be discussed with the Board
 - b. Paint/stain the perimeter fence; and 3) provide ground clearance at the bottom of the fence. Items 1 and 2 will be discussed with the Board at the July Board meeting. Item 3 will be done by Maintenance staff.
7. Next Meeting: November 9th at 8 AM at Clubhouse Conference Room

Future Items for Planning

1. Water shut offs in multi-unit buildings:
2. Stairs (2025): After completing an inventory of existing conditions, develop a phased repair plan to provide recommendations to the Board. This plan may require the engagement of an engineer and a surveyor.

CC: Board of Directors, B Milano/Imagineers, D Covert

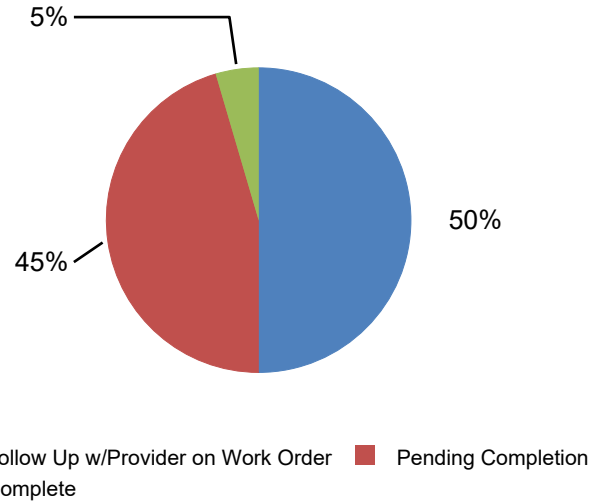
Meadow Hill, Inc.

Work Order Summary for 9/17/2025 - 10/9/2025

SUMMARY

| | |
|--|----|
| Complete | 1 |
| motion sensor lights | 1 |
| Follow Up w/Provider on Work Order | 11 |
| Bushes that are up against the AC unit | 1 |
| Clogged Gutters | 1 |
| Heat tape on Roof | 1 |
| Light bulb replacement and lamp pole | 1 |
| repair | |
| Maintenance Request | 1 |
| October 2 Seminar | 1 |
| outdoor faucet in my building | 1 |
| Pest control | 1 |
| poison ivy removal | 1 |
| Replace two sets of steps and assess | 1 |
| broken walkway | |
| Roof leak | 1 |
| Pending Completion | 10 |
| Clean gutters | 1 |
| Clubhouse Rental | 1 |
| Clubhouse Rental 10.25 | 1 |
| Gutter Cleaning | 1 |
| Picnic Set-up | 1 |
| Power wash building | 1 |
| Reseed front yard | 1 |
| Roof leak | 1 |
| Tree/Bush trimming | 1 |
| Trim bayberry | 1 |
| Total | 22 |

TOP DISTRIBUTION BY STATUS



Follow Up w/Provider on Work Order (Total Count = 11)

| | |
|--|---|
| 105 Hollister Way North Unit 105 Victoria Germani Site Super - Meadow Hill XN: 749981 Acct: 136120531 | outdoor faucet in my building - Could you please take a look at the outdoor faucet of my building, it's leaking. Thanks |
| 240 Hollister Way West Unit 240 Bonnie-Lee Brooks Site Super - Meadow Hill XN: 754109 Acct: 136116203 | October 2 Seminar - Need the Clubhouse set up for a meeting on Thursday, October 2nd. TV and microphone needed for presentations. The seminar is from 2:00 to 4:00 p.m. There will be 4 guest speakers and refreshments. Anticipating attendance up to 60 people. |
| 147 Hollister Way North Unit 147 Suzanne Fields Site Super - Meadow Hill XN: 609218 Acct: 136120691 | Pest control - The Linden tree behind our unit needs to be sprayed for aphids again. This has been a yearly procedure, but hasn't been taken care of yet. |
| 268 Hollister Way West Unit 268 Robert P. Knickerbocker Site Super - Meadow Hill XN: 757988 Acct: 136116261 | Clogged Gutters - Please have Mike clean the gutter on the left rear of the porch side of our home. We had water intrusion over the weekend due to the water pouring out over the gutter and running down the master bedroom window during the rainstorm. Also, the gutter along the front entrance of our home should be cleaned to prevent water intrusion at our front entrance. Thank you in advance for your quick response to this request. Barbara Knickerbocker unit 268: (860) 463-1640 |

Meadow Hill, Inc.

Work Order Summary for 9/17/2025 - 10/9/2025

108 Hollister Way South Unit 108
Leslie Bernstein
Highlight Landscape and Design LLC
XN: 634212 Acct: 136116220

Bushes that are up against the AC unit - Hello,
I had a yearly service inspection of my AC unit and I was told by Degree the bushes are impacting air flow of the condenser and will need to be trimmed back to allow for proper air flow.

Thank you,

334 Hollister Way West Unit 334
Luther Weeks
Highlight Landscape and Design LLC
XN: 535005 Acct: 136120674

poison ivy removal - We have poison ivy that needs to be removed.

242 Hollister Way West Unit 242
Harris Berloe
Site Super - Meadow Hill
XN: 668992 Acct: 136120835

Maintenance Request - The siding trim on the outside attic door access is separated from the side of units
242/244 attic access. This will allow water seepage if not resecured and caulked

102 Hollister Way South Unit 102
Brenda Berk
Site Super - Meadow Hill
XN: 756270 Acct: 136120820

Light bulb replacement and lamp pole repair - First item - There is a light bulb that is out - lamppost is behind Grillo's unit on the pathway

The second item is a bent lamp post - behind Rothfarb's on the pathway. Can the pole be replaced?

Thanks

102 Hollister Way South Unit 102
Brenda Berk
Site Super - Meadow Hill
XN: 491288 Acct: 136120820

Heat tape on Roof - Please remove the heat tape from the rook at 102 Hollister Way S. Both front and back sides of unit.

Thanks

102 Hollister Way South Unit 102
Brenda Berk
Site Super - Meadow Hill
XN: 714268 Acct: 136120820

Replace two sets of steps and assess broken walkway - There's are a set of six steps located between units 120 and 102 that are in serious disrepair and need replacement. The walkway connecting to the landing at the top is also beginning to break and is creating a tripping hazard. There should also be a second handrail added.

There is a second set of steps that need to be Replaced. This set leads to units 94 and 96. The steps have been repaired several times and they are not to code.

There is money budgeted for steps to be updated.

153 Hollister Way North Unit 153
Peter Rocco
Site Super - Meadow Hill
XN: 754038 Acct: 136116275

Roof leak - We had heavy rain today 8/7 and we now have a leak in the upstairs hallway see attached photo

Pending Completion (Total Count = 10)

20 Hollister Way South Unit 20
Robert Ricker
Site Super - Meadow Hill
XN: 825651 Acct: 136120705

Clean gutters - The gutters are over flowing. Please clean

163 Hollister Way North Unit 163
Robert Mehornay III
Site Super - Meadow Hill
XN: 847275 Acct: 136120599

Power wash building - Please power wash the north side of building of 159,161 and 163

7 Hollister Way North Unit 7
Mark Ostrowski, Trustee
Site Super - Meadow Hill
XN: 789416 Acct: 136120698

Trim bayberry - Please trim the bayberry bush in front of the unit.

Meadow Hill, Inc.
Site Super - Meadow Hill
XN: 847375 Acct: 1361

Clubhouse Rental 10.25 - Eileen Rothfarb 174 HWS
9AM to Midnight
100 people

Meadow Hill, Inc.

Work Order Summary for 9/17/2025 - 10/9/2025

288 Hollister Way West Unit 288
Sandra MacGregor
Site Super - Meadow Hill
XN: 796792 Acct: 136120626

Gutter Cleaning - Please clean front and rear gutter.

14 Hollister Way South Unit 14
Marilyn Lathrop
Site Super - Meadow Hill
XN: 542274 Acct: 136121430

Reseed front yard - Please reseed the front yard.

Meadow Hill, Inc.
Site Super - Meadow Hill
XN: 847847 Acct: 1361

Clubhouse Rental - Bonnie Brooks- Seminar 1:00 PM-6:00 PM
Nor more that 75 guests

94 Hollister Way South Unit 94
Thomas A. Bailey, Jr.
Site Super - Meadow Hill
XN: 821785 Acct: 136120506

Tree/Bush trimming - The landscape contractor is doing bush/tree trimming and, once again, they have failed to trim the tops and sides of bushes in the rear of 94 Hollister Way S. In June, the last bush/tree trimming, I provided the same information and request and was told twice, that the trimming had been completed - it was NOT completed either time. The tops of the bushes have not been trimmed and the five bushes in the rear of 94 Hollister have all grown together as they do not trim in between. At this point, I am requesting that in addition to trimming, that one or two of the bushes be removed. They are severely overgrown and look so. I sincerely hope that this time, my request will be seriously considered and acted upon. I hope that I will not be ignored, once again.
Thanks you - Tom Bailey 94 Hollister Way S

20 Hollister Way South Unit 20
Robert Ricker
Site Super - Meadow Hill
XN: 825650 Acct: 136120705

Roof leak - The homeowner reports leaks in multiple spot in the ceiling.
Please evaluate

66 Hollister Way South Unit 66
John Whalen
Site Super - Meadow Hill
XN: 816475 Acct: 136120802

Picnic Set-up - Set up the area near the pool for our Summer's End Picnic on Saturday, September 27, 2025
Use the pool tables, picnic tables and umbrellas. We also need to be prepared for rain, so set up the clubhouse for 50 people.
Thank you.

Complete (Total Count = 1)

90 Hollister Way South Unit 90
Dorothy Anderson
Site Super - Meadow Hill
XN: 644432 Acct: 136116245

motion sensor lights - I have two motion sensor lights--one at the corner of the front/side and the other high up on the side. Neither works.



PROJECT LIST

2025 Project List

| <u>Freq</u> | <u>Year</u> | <u>DateBy</u> | <u>MAINTENANCE PROJECT LIST</u> |
|-------------|-------------|---------------|---|
| Annual | 2025 | 15-Apr | Put out wooden benches |
| Annual | 2025 | 30-Apr | Power Wash Tennis Courts |
| Annual | 2025 | 1-Apr | Open Tennis Courts |
| Annual | 2025 | 15-May | Start AC Clubhouse and Hollister House |
| Annual | 2025 | 30-April | Paint all safety stripes |
| Annual | 2025 | 15-May | Rototill, prepare Garden |
| Annual | 2025 | 15-May | Order mulch and distribute |
| Annual | 2025 | 31-May | Startup irrigation systems |
| Annual | 2025 | 31-May | Close Greenhouse |
| Annual | 2025 | 31-May | Inspect and support stone walls and public stairs |
| Annual | 2025 | 31-May | Open Pool |
| Annual | 2025 | 31-May | Add sand to horseshoe pits |
| Evry3 | 2025 | 31-Jul | Paint fence posts around stable and paddock. |
| Evry3 | 2027 | 31-Jul | Paint fence at main entrance to barn. |
| Evry5 | 2026 | 30-Sept | Paint Fire Hydrants -in house staff |
| | 2026 | 30-Sept | Flush fire protection lines and hydrants – in house staff |
| Annual | 2025 | 31-Oct | Power Wash one-third of buildings annually |
| Annual | 2025 | 30-Sept | Consider crack filling and repair of roads and walks in advance of winter |
| Annual | 2025 | 31-Aug | Maintenance of Meadow Hill Trail |
| Annual | 2025 | 31-Dec | Maintenance of Bottom Hill to Paddock Fence and Tree Line |
| Annual | 2025 | 1-Oct | Close Pool (weather dependent- may close in September) |
| Annual | 2025 | 15-Oct | Close irrigation systems |
| Annual | 2025 | 15-Oct | Open Greenhouse |
| Annual | 2025 | 31-Oct | Clean moss from roofs (as needed) |
| Annual | 2025 | 31-Oct | Close Tennis Courts |
| Annual | 2025 | 31-Oct | Inspect Heat Tape |
| Annual | 2025 | 31-Oct | Inspect Flat Roofs |
| Annual | 2025 | 31-Dec | Clear Brush North and South Slopes (10 foot width) |
| Annual | 2025 | 15-Nov | Order road salt |
| Annual | 2025 | 15-Nov | Take in wooden benches |
| Annual | 2025 | 30-Nov | Annual inspection and update of database of High -Risk Maintenance items |
| AsReq | 2025 | AsReq | Clean Gutters |
| AsReq | 2025 | AsReq | Supervise contracts and special projects |
| AsReq | 2025 | AsReq | Snow plowing and shoveling |
| AsReq | 2025 | 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 | 2025 | AsReq | Repair/replace broken fence sections |
| AsReq | 2025 | AsReq | Minor repair to stone walls. |
| AsReq | 2025 | AsReq | Attend to pipe and roof leaks |
| Daily | 2025 | Daily | Pick up any loose sticks around property |
| Daily | 2025 | Daily | Check pool ph 3 times daily |
| Daily | 2025 | Daily | Pick up any loose sticks around property |
| Daily | 2025 | Daily | Skim pool for leaves-check filters-check pool level |
| Daily | 2025 | Daily | Clean pool chairs and tables of bird droppings |
| Monthly | 2025 | Monthly | Setup Clubhouse for Executive Board meetings etc. |
| Semi-anl | 2025 | Semi_An | Bulk waste dump runs (April and October) |
| | | | Household Hazards Waste Day (July) |
| | | | Announce in The Lark and e-blast |
| Semi_An | 2025 | Semi_An | Change times, outside lights, daylight savings etc. |
| Semi_An | 2025 | Semi_An | Clean shuffleboard and horseshoe storage units |
| Weekly | 2025 | Weekly | Inspect mowing/blowing, weeding done by contractor |
| Weekly | 2025 | Weekly | Inspect property and report issues needing attention. |
| Weekly | 2025 | Weekly | Clean pool tables |
| Weekly | 2025 | Weekly | Replace toilet supplies, light bulbs, etc. |

| RECURRING PROJECTS FOR FUTURE YEARS | | | |
|--|------|--------|---|
| Evry5-7 | 2026 | 30-Sep | Paint Barn |
| Evry5-7 | 2029 | 30-Sep | Paint faded garage doors |
| Evry3 | 2025 | 20-Jul | Paint wrought iron railings within complex |
| Evry 1yr | 2025 | 31-Jul | Power Wash Paddock Fence, both sides – inspect every yr, Power Wash a minimum of every 3 yrs |
| Evry5-7 | 2025 | 1-May | Paint lines on tennis/pickleball courts |
| Evry5-7 | 2029 | 31-Aug | Paint exterior clubhouse |
| Evry5-7 | 2025 | 30-Sep | Arrange painting vent pipes on roofs |
| Evry5-7 | 2026 | 31-Oct | Paint utility doors, attic entrances, steps to pool and clubhouse |
| Evry5-7 | 2029 | 31-Oct | Paint sides and tops around garage doors |
| Evry5-7 | 2027 | 31-Jul | Paint Trash Container Doors |



ANNUAL CALENDAR

MEADOW HILL - 2025

ANNUAL CALENDAR

Board of Directors Meets the Third Wednesday of the Month 10 AM

| | |
|----------|---|
| January | Send letters to unit owners needing to address items identified in Annual Inspection (water heaters to be replaced, etc.) |
| February | Secure landscape contract Secure Fertilization Contract Secure pest control annual contract 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 Put annual meeting notice in LARK for candidates |
| April | Landscape Season begins Order mulch for delivery by end of April Schedule service to startup irrigation system Spring fertilization and pre-emergent weed control Semi- Annual Dump Run Publish semi-annual dump run in LARK |
| May | List of desired landscape projects and costs Put annual meeting notice in LARK for candidates 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 Semi Annual site observation |
| June | Annual Meeting – Election (2 nd Tuesday) Check and verify unit owner database Have A/C at Clubhouse serviced Begin weekly weeding Complete 1 st trimming of plants and trees Survey trees and shrubs, recommend removal and major tree work Publish Annual Household Hazardous Waste Day |

| | |
|-----------|---|
| | Solicit bids for crack filling of roads and sidewalk repairs |
| July | Summer Projects Household Hazardous Waste Day |
| August | Begin seeding bare spots |
| 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 Complete agreed upon tree and shrub removal and major tree work Semi-annual dump run Inspect and prepare greenhouse |
| November | Board adopts budget to be presented at Annual Budget Meeting Set date and snow date for Annual Budget Meeting-2nd Tuesday 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 | Semi Annual site Observation Annual Budget Meeting, usually second Tuesday Secure insurance for 1/1 Annual Inspections of High Risk Maintenance Items Personnel Reviews Sign engagement letter for annual audit Consider renewal of Great Meadows access agreement |



MANAGER'S REPORT

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

Affirmative Action/Equal Opportunity Employer

MANAGER'S REPORT

- CHASING QUOTES FOR CRACK SEALING AND HYDRANT REPLACEMENT.
- ATTENDED MONTHLY MAINT. MEETING REVIEW WORK ORDERS AND PROJECTS.
- PICK UP AND DELIVER TWO SIGNS FOR THE TENNIS COURT.
- ASSIST DANIELLE WITH SEVERAL EBLASTS THIS MONTH
- PROCESS INVOICES TO BE PAID AS WELL AS FOLLOW UP ON VARIOUS INVOICES TO BE PAID.
- WORK WITH ATTORNEYS OFFICE ON VARIOUS COLLECTION ACCOUNTS
- PAY INVOICES DAILY IN VANTACA AS NEEDED.
- PREPARE HEARINGS FOR NON COMPLIANCE OF SEVERAL MAINT, STANDARD ITEMS. FOR NOVEMBER MEETING.



COMMITTEE REPORTS

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

Affirmative Action/Equal Opportunity Employer

Meadow Hill

Committee Reports

October 2025

Clubhouse ad hoc Brenda Berk

Projects have been identified, and Darien will be gathering info on pricing. The first two projects – replace gym and hallway carpet with new flooring and paint the clubhouse. All labor to be done by staff. Once we have pricing we can determine if we can fund another project from the identified reserve funding.

Communications/Welcoming Gene Flynn

Nov/Dec Lark writing is underway.

Finance Brenda Berk

Waiting on information from maintenance regarding reserve projects for this year - Two sets of steps need replacing, one is sinking and needs handrails on both sides, the second step has had multiple patch jobs and are not to code.

The file for HOA Fee allocation has been updated to include the Hollister House and garages.

Budgeting process has begun; major expense increases in non-discretionary line items will be a determining factor in overall budget increase. Meetings with grounds and maintenance committees to be schedule over the next couple of weeks.

Grounds/Mike Proulx

Fall Project plan has been completed except for the area near Lot K-1. Planting decisions need to be made soon if we are to plant that area before it is too late in the season. The grass test areas have been prepped and seeded and are being watered. We ran into a couple of hiccups getting the watering regulated in the area by unit 73, so we did some re-seeding and watering is now occurring regularly. Several residents have requested seed so there will be some “unofficial” areas to evaluate in addition to the actual test sites. Landscape company’s activities continuing on normal fall schedule.

Legislative /Luther Weeks

No activities to report

Long Term Planning Committee/Frank Cisz

Update on the Hollister House. The garage has been constructed and at this point is waiting to be sided and the garage door to be installed. The interior work continues to progress. Recently, the new windows were installed, and the new front door was also installed. The builder is currently working on the bathrooms and new flooring. Preparations are being made to begin working on kitchen counters and cabinets. We currently do not have an estimated completion date. Juggling sub-contractor schedules has been a challenge. Updates will be provided as we get them.

Update on the Roofing Project: Units 71/73 have been completed and have addressed the leaking roof situation on those units. We have identified additional units that are experiencing leaks, Units 151/153 and units 18, 20, and 24 will all be addressed in the next few weeks. We are currently awaiting the bid proposals for these units so that the board can review and approve them. We are also awaiting the bids from multiple contractors for the overall project. We expect those to be delivered to the board for review in early to mid-November. Once the board has had a chance to review the bids, there will be information sessions scheduled so that we can review everything with the community. Stay tuned for that session later in November.

Meadow Hill

Committee Reports

October 2025

LTC is working jointly with the Grounds Committee to develop a long-term plan for improving the overall look of the common areas. There are multiple options being considered. Currently, there are some test areas where we are experimenting with drought tolerant grass. More info will be provided on this topic as the plan continues to develop.

Maintenance Committee/Walter Brownsword

Smoke Detector/CO Program project is near completion. The order was placed and staff began installations on September 19th. Budget for 2026 is beginning to be developed. Inspection of stairs will be completed and a report presented to the board in October. Committee will work with Becht Engineering to identify trees that should be removed as part of the roofing project – site walk scheduled for October 13th

Risk Management /Insurance Deb Wellington

The one fire hydrant that was out of service passed inspection with the Town and MDC and is back in service. In addition, the Board will solicit quotes from at least three qualified vendors for the planned replacement of our Eddy fire hydrants beginning in 2026.

Rules

The board approved the rules changes proposed in August except for Under-Deck Panels and Water Shut offs during vacancies. The Board deferred action on these two proposed rules and is reviewing further.

Social Committee / Donna Whalen

Events for September-October- November

- October 16th. **Social Hour – 4-6 PM**
- October 31st **Halloween Party- Oct. 31st**
- November 4th **Coffee Hour – 10:00 AM**
- November 20th. **Social Hour – 4-6 PM**
- November - Meadow Hill Food Drive

Traffic Calming Committee / Jim Fuda

The committee is working with Darien to implement the changes approved by the board to improve sight lines in obstructed areas. The committee will coordinate with Grounds and Unit Owners on areas that would require replacement plantings and request approval from the Board for funds in 2026. Phase Two will be addressing speeds and parking areas.



CORRESPONDENCE



MEADOW HILL, INC.

Notice

**Fall Bulk Items Clean Up Day
Monday October 20, 2025**

Monday, October 20th is our fall bulk pick-up opportunity for Meadow Hill residents. Please drop off your items in front of the barn/greenhouse. Drop-off is limited to two items that cannot go into the regular trash. Heavy furniture or appliances are not able to be accepted for drop-off.

Old electronics like old telephones, printers, computers and other electronics can be brought on this collection day. They are also free to recycle at the Glastonbury Transfer station any time without a fee to Glastonbury residents.

**PLEASE DO NOT BRING ANY HAZARDOUS WASTE OR
PAINTS. WE WILL COLLECT THESE AT OUR JULY 2026
HAZARDOUS WASTE COLLECTION DAY**



MEADOW HILL, INC.

Reminder Notice

**Gas Fire Log Maintenance
Completion Deadline – December 31, 2025**

Friendly reminder that gas fire logs are required to be inspected and cleaned every two years. Please schedule your cleaning before the end of the year and provide a copy of your receipt to Imagineers at HOA and Walter Brownsword, Director and Chairman of the Maintenance Committee.

If you have completed the required maintenance, thank you and please insure our records reflect the cleaning has been done by sending your receipt to Imagineers and Walter.

A copy of the original notice sent on February 28, 2025 is attached for reference for those unit owners that have not completed the work.

2025 Gas Fire Place Logs Cleaning Program

February 28, 2025

Dear Unit Owner and Residents,

On behalf of the Meadow Hill Board of Directors, I am writing to notify you of an important requirement regarding gas fire log maintenance requirement. To ensure safety and compliance with insurance guidelines and Section 7.1 of Meadow Hill's Rules and Regulations, the Executive Board has determined that all gas fire logs at Meadow Hill must be serviced and cleaned by a certified technician no later than December 31, 2025.

The insurance industry classifies gas fire logs as high-risk components requiring regular maintenance. As outlined in Section 7.1 of Meadow Hill's Rules and Regulations:

"Gas fire logs must be cleaned at least once every two years."

Adhering to this requirement will mitigate risks and demonstrate Meadow Hill's commitment to Risk Management, which is viewed favorably by our insurance carrier.

Unit Owners who cleaned their gas fireplace logs in 2024 are not required to perform maintenance in 2025. Your unit will be considered compliant, and your next scheduled maintenance is due in 2026. Our records will be noted if you provide a copy of your receipt to me and Walter Brownsword, as noted below in Item 2 of Action Required.

Vendors

We have compiled a list of vendors who offer gas fire log cleaning services and have provided service to Meadow Hill Unit Owners. Some vendors have agreed to provide preferential pricing for Meadow Hill residents if multiple units are scheduled. Please note that this list is not an endorsement by the Board; it simply includes firms that other condominium complexes have successfully used. Unit owners are welcome to select a vendor of their choice.

The list is as follows:

- | | |
|-------------------------------------|--------------|
| 1. Fire Place Service Pros | 860-659-2065 |
| 2. Gas Appliance and Fireplace, LLC | 860-575-1184 |
| 3. Fireplace Service | 860-918-4619 |

Vendors have indicated that the optimal times for scheduling your maintenance are the summer months - June, July, and August.

2025 Gas Fire Place Logs Cleaning Program

Action Required:

1. Schedule and complete service:
 - Unit owners are responsible for arranging and paying for the cleaning and servicing of their gas fire logs.
2. Provide proof of completion:
 - Submit a copy of your service receipt to Imagineers at Kdavis@imagineersllc.com.
 - Please also copy Walter Brownsword, Director and Maintenance Committee Chair, at wbjr33@yahoo.com.
 - If the service has already been completed, kindly provide your receipt. If a receipt is unavailable, a copy of the date the device was manufactured will be an acceptable alternative.

As the Unit Owner, you can provide proof of service completion by emailing a copy of your receipt directly to HOA@imagineersllc.com and copying Walter Brownsword, the Director and Chair of the Maintenance Committee, at wbjr33@yahoo.com. This will ensure that our records reflect the work's completion.

Submitting proof of service promptly ensures our records remain up to date and demonstrates compliance with this essential maintenance requirement.

Thank you for your attention to this matter and for helping us maintain a safe and well-managed community.

On Behalf of the Board of Directors,

Brian Milano
Property Manager
Imagineers, LLC

September 25, 2025

Dear Jim,

I know you are aware of my problem with the water and I want follow up with you and the board. I tried to put in a work order but I am unable to access your new computer system and asked D. Merritt to enter a work order for me but she said the water was my problem.

The situation as I see it is that MDC delivers the water to the water main in Meadow Hill and Meadow Hill distributes the water through their pipes to my condo . Meadow Hill buys the water from MDC and I pay Meadow Hill through my homeowners fee. Therefore, Meadow Hill distributes the water to me.

I don't understand how the quality of the water could be my problem. It contains black sludge and comes in every water outlet. *It could be from your pipe deteriorating. The pipes are at least 47 years old and I know that the material that was used to build these condos was not top quality.*

It seems that a water filter system could eliminate the problem. I'm just asking you to present this matter to the board and perhaps legal council.

Thanks for all you do for Meadow Hill.

Sincerely


Joan Palatine

Unit 97 Correspondence regarding Under- Deck Panel

September 22, 2025

To Meadow Hill Board Members and Imagineers Mgmt.

This note is to document the ongoing discussion in regard to the under-deck shields that remain on a few units at Meadow Hill and specifically at 97 Hollister Way North.

Discussion at the August open Board meeting, arguments were presented as to the design and approval of this specific installation, and the owners need for this feature. Specifically, the new (2018) installation addressed the poor installation that had been previously done at it and other units. The current installation does not cause any problem with the upper deck; it does not retain water, and does not significantly increase load on the upper deck, nor does it create any imposition on the use of said deck. At that point in the discussion it appeared that the requirement for removal at some units including 97 and those that are completely enclosed was tabled. Apparently, there is still ongoing consideration by the board, and in fact in conversation with Darren today, he was under the impression our previously approved installation which solved the problems was to be removed.

I discussed this issue with Brian Milano from Imagineers both today and after the August meeting. He agreed that a previously approved installation, that had (in this case been properly installed in fall of 2018, and approved by the current board at that time) should not be reversed after the fact. This approval by the board in 2018 was verified in a conversation with the 2018 chairman, Luther Weeks.

No credible argument has been made as to the need to remove my installation. The presented issue for removal is the interface of this shield with the deck framing. My unit's installation does not compromise the strength and stability of the above deck, nor does it interfere with its function. As pointed out in the meeting, with shared units, it is impossible to completely segregate the structure of one unit from another; an obvious fact: the above deck structure is supported by my patio slab.

If rules are going to be imposed on a given unit they should be imposed in an equitable and uniform fashion to all units and all parties. Focusing on the interface of approved features of my unit is not an equitable judgement. I request that I be included in any discussion or change in policies.

Thank you for your time

Gary Vollinger,
Pamela Vollinger

Subject: Under deck panels

Date: Saturday, July 5, 2025 at 1:30:39 PM Eastern Daylight Time

From: createlearning@aol.com <createlearning@aol.com>

To: jimfuda@gmail.com <jimfuda@gmail.com>

To Jim Fuda, and MH committee,

I am writing in regard to the under-deck panels on unit 97 Holisterway North

I am requesting that coverings be assessed on an individual basis, based on the design and construction.

As discussed, we replaced the original plastic cover that was deteriorated on our unit several years ago. I agree that some of the covers are poorly constructed and should be removed.

When I replaced the under roofing at 97, we used a good quality steel roofing material, providing improved structural support, and increasing the pitch of the cover to properly drain water. There is sufficient gap to allow the above framing to fully dry, thus there is no reason why this system would effect said structure.

These coverings are essential for comfort and safety reasons to the patios below, as without it, any water or other fluids would flow through the deck. In fact, that covering has protected occupants below from water cascading off the upper canvas cover on several occasions. (I was present on at least one occasion.) If someone on the upper unit were using hot drinks; coffee, tea, hot chocolate, a spill could result in severe burns an occupant below.

I would appreciate consideration of these concerns. I will send photos to substantiate and would like to discuss in further detail. Please allow consideration before any changes are made.

thank you for your consideration

Gary Vollinger,
owner
97 Holisterway North

[Sent from the all new AOL app for iOS](#)

NAIR & LEVIN, P.C.
ATTORNEYS AT LAW

ROBERT M. LEVIN**
DIANA J. KEIR*
LORI B. MEEKER*
PETER J. STERLING
WALTER J. ONACEWICZ, JR.*
MARY BETH LAROSA

** ALSO ADMITTED IN NY AND FL
* ALSO ADMITTED IN MA

707 BLOOMFIELD AVENUE
BLOOMFIELD, CONNECTICUT 06002
TELEPHONE
(860) 242-7555
FACSIMILE
(860) 242-2980
E-MAIL
NAIRLEVIN@NAIRLEVIN.COM

October 2, 2025

Jim Fuda
248 Hollister Way West
Glastonbury, CT 06033
Via email: jimfuda@gmail.com

Brian Milano, Manager
635 Farmington Avenue
Hartford, CT 06105
Via email: b milano@imagineersllc.com

Re: Nikki Schanzer – 99 Hollister Way N. - Deck Issue

Dear Gentlemen,

We represent Nikki Schanzer, a resident at 99 Hollister Way N. and the owner-tenant seeking to keep a panel in place attached to our client's deck.

Said panel was installed in 2018 at which time the association was responsible for maintenance of all decks. A change in responsibility leaves my client responsible and since "all" said panels were to be removed any exception will result in our client holding the association responsible for damage to her deck as a result of the inconsistent treatment.

We urge the board to demand the removal of the panel and if necessary are prepared to litigate this issue.

Please advise your position.

Very Truly Yours

A handwritten signature in blue ink, appearing to read "R. M. Levin" with a stylized flourish at the end.

Robert M. Levin, Esq.
Partner

Re: Problems concerning the failure of sale

UNIT #74

UPDATE / FOLLOW-UP

From: Terri DiGiro terridigiro@gmail.com

To: bmilano@imagineersllc.com , Jim Fuda jimfuda@gmail.com , Ali White ali@awhiteteam.com

Date: Fri, Sep 5, 2025, 2:58 PM

Good morning,

My condo failed to sell due to Imagineers refusing to answer questions regarding the structure of Mesdow Hill as well as not providing information in a timely manner. This lead the lender to go through years of minutes and found issues about lawsuits, new construction and repairs to roof not being repaired. Now Meadow Hill is blacklisted and off the Fannie Mae and Freddie Mac list which makes it ineligible for conventional financing, it is also not on FHA list or VA. Now any unit in this complex must be paid for in cash, it may be able to go non qualified mortgage loan, but depends on how Imagineers answers the questions.

Brian, it is Imagineers responsibility to provide accurate and timely information so homeowners and potential buyers can complete property transfers.

Jim, the residents of Meadow Hill deserve to know what has transpired. This should be put in the boad minutes and kept on file as all homeowners should be aware that this will affect their ability to sell and potentially affect their property values.

I've been told there was a unit that closed a few weeks ago with no problems as the questionnaire was answered correctly.

This is a nightmare. I need to sell this condo. At this point I feel I have been cheated. I want assurance that whomever is responsible will be held accountable. What will be done to assure this issue with THE questionnaire will not happen again?

Please respond as soon as possible.