

Meadow Hill, Inc

Agenda And Resident Information Packet For October 21, 2026 Monthly Executive Board Meeting

Meadow Hill

EXECUTIVE BOARD MEETING

Agenda

October 21, 2026 – 10:00 AM to 12:30 PM
Meadow Hill Clubhouse

Zoom Meeting info:

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

ID: 838 4986 3113

Passcode: 865508

9:00 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) AED Presentation by Heidi Heim of EMS Services
- 4) Minutes
 - September 23, 2026, Executive Board Minutes – Approved
- 4) Hearings - None
- 5) Financial Reports
- 6) Manager's Report and Annual Calendar
 - Workmen's Compensation Policy – update
 - Unit Owner items/follow-up
- 7) Maintenance Superintendent Reports
 - Superintendent Report/Maintenance
 - Work Order Report and Project List
- 8) Committee Reports (see reports in Resident Packet)
- 9) Business Items
 - Action to fill the two vacant Board seats -Board action
 - Unit 135 request for date change – Board action

- Roof Project Update: Status and date of substantial completion
- Water System – update on negotiations with MDC on refund
- Finance Committee – discussion of preliminary 2027 Budget
 - o Proposed new projects
 - Barn siding repair and painting
 - Truck bed replacement
 - Central lighting improvements
 - Golf cart replacement
 - o Provision for budget for professional services
 - Arborist
 - Grounds
 - Bridge Inspection
 - Architect for Clubhouse and access to 2nd floor
 - Reserve study update by Becht Engineering
 - o Reserve compliance with Fannie Mae
 - o Schedule for Unit Owner Notification
 - o Tree removal – Linden tree near Unit 170. Unit owner request.

10) Open Forum – Owners may provide input, commentary, and ask questions

11) Items from Executive Session requiring a vote – Board action.

12) Set Hearing dates - violations, non-compliance, complaints – None

13) Next Executive Board Meeting: Board – 11/18/2026

14) Executive Session – if required

12:30 pm Adjourn

Meadow Hill, Inc

Minutes

Meadow Hill, Inc.
Executive Board Meeting Minutes
September 23, 2026

The Executive Board Session was called to order at 9:17 AM

Members Present: Jim Fuda, Deb Wellington, Donna Whalen, Brenda Berk, Walter Brownsword. Also present: Brian Milano of Imagineers.

Per state law, voting on any issues discussed in the Executive Session is done in the Open Session of the Board of Directors meeting. See the Open Session notes below for any action by the Board on any item discussed in the Executive Session. The meeting was adjourned at 10:00 AM.

Open Session

Board Members Present: Jim Fuda, Deb Wellington, Brenda Berk, Donna Whalen, Walter Brownsword. Also Present: Brian Milano of Imagineers Property Manager and Darien Covert, Meadow Hill Maintenance Supervisor.

Call to Order: Jim Fuda called the meeting to order at 10:09 AM.

President's Remarks: President Jim Fuda welcomed all in attendance.

Financial Report: Treasurer Brenda Berk gave an update to the roofing project. She reminded us that the project is still ahead of schedule. The financials can be found in the Board Packet (pages 22-36).

Manager's Report: Brian Milano's report can be found in the Board Packet on page 8.

Maintenance Report: Darien Covert's report can be found in the Board Packet (pages 11 to 21). Darien reminded us that the pool will close October 1st and the Greenhouse will open Oct. 1st, and the annual Dump Run is Oct. 12th, (all items must be at the Maintenance Shed by Oct. 11th).

Committee Reports: Can be found in the Board Packet (pages 37 to 40). The Maintenance Committee reminded us that the Annual Inspections will begin next month.

The Grounds Committee has new members and is looking for someone to chair that committee.

Business Items:

- **Roof Project Update** - Paul Frederick – The Red and Brown Sections' roofs are completed. The Gray Section is being worked on now. There have been some non-roof-related venting issues in the attics which are being addressed with the affected Unit Owners. Also, a reminder that any work you do in your attic must be approved by the Board following the guidelines outlined in the Variance application by the Board. This project is still ahead of schedule.
- **Tree Removal:** We have removed a lot of trees this year and have spent \$20,000. Of the recent requests, only one has been approved. The other requests have been tabled for now to save costs. Darien may be able to trim some of the problem areas. FYI -leaves on your roof will not affect the warrantee.
- **Risk Management:** Peter Rothfarb informed us that the committee met on September 10th to discuss the legal and practical issues surrounding possible changes to the Meadow Hill Smoking Policy. The committee will develop a questionnaire to go out to the community to gather more information and report back to the Board.
- **Capital Projects:** Paul Frederick -FOB System update report can be found on page 47 of the Board Packet. The Board had additional questions for Paul relating to annual maintenance fees, software support, training and on-going upgrades. He will contact the vendor and report back to the Board.
- **Fall Decorations:** Darien Covert asked the Board for \$300 to purchase the fall decorations (mums, pumpkins and bales of hay.)
- **Water System:** Deb Wellington updated us on her quest to get a refund from the MDC. Deb brought her data and charts and met with MDC, and they still are only offering 1/3 of what we deserve. Thanks, Deb, for your tenacity about this issue!

Open Forum

The Open Forum brought up the following concerns:

- Edna McCarthy questioned the installation of a new dryer vent put in with the roof project. She is worried that the new vents might cause condensation (leaks).

- Laurie Arnold – shared her unit’s pipe and sewage back-up issue. She has volunteered to head a committee to educate the community as to what should and should not end up in your pipes. Thank you, Laurie Arnold!
- Peter Rothfarb expressed concerns for the trees that have been marked for removal with yellow tape, especially the birches. The Board has decided to put all tree removal on hold for now.
- Lee Bogli is concerned about the amount of lantern flies on the walnut tree near him. Paul Frederick and Deb reported that the Town of Glastonbury will put out a communication this week on the subject.
- Rob McLaughlin questioned why we have a “residents only” rule about the pickle board courts. Jim informed him that the stipulation is in our rules and primarily driven by insurance to minimize liability exposure to Meadow Hill.

Votes:

- A motion was made by Walter Brownsword and seconded by Donna Whalen to approve \$300 for the purchase of Fall Decorations for Meadow Hill. **Vote: Yes 5/ No 0.**
- A motion was made by Brenda Berk and seconded by Walter Brownsword to approve \$7,781.16 to Central Sealing Company, Inc. for Walkways Repair. **Vote: Yes,5/ No,0.**

Motion to Adjourn: Made by Brenda Berk and seconded by Deb Wellington. **Vote: Unanimous.** Meeting Adjourned

Minutes Submitted by: Donna Whalen, Secretary

Minutes approved by email: September 26, 2026: **Vote: Unanimous.**
(Yes,5/No,0)

Meadow Hill, Inc

Property Manager Report



MANAGERS REPORT

- MET WITH MAINTENANCE COMMITTEE FOR OUR MONTHLY MEETING TO UPDATE WORK ORDERS AND LOOK AHEAD FOR FUTURE WORK.
- PROCESS SEVERAL REIMBURSEMENTS FOR VARIOUS ITEMS APPROVED BY THE BOARD
- MONITOR VANTACA DAILY AND REVIEW ALL ACCOUNTS PAYABLES.
- COMMUNICATION WITH SEVERAL UNIT OWNERS.
- MET WITH STAFF ON SITE. REVIEWED SEVERAL WORK ORDER RELATED ITEMS AS WELL AS REVIEW SEVERAL ISSUES WITH SOME EQUIPMENT.
- MANAGE TWO AFTER HOURS CALLS FOR BACK UP IN THE CLUBHOUSE.
- WATCHING FOR WORKERS COMP REFUND .

MEADOW HILL - 2026

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
November	Inspect and prepare greenhouse 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

Meadow Hill, Inc

Maintenance

Meadow Hill

MH Maintenance Meeting Notes October 13, 2026

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

1. The Work Order Report was reviewed. Updates will be added to Vantaca.
2. Open Items:
 - Darien – set up Amazon Business account
 - Darien – get written quotes for the truck bed replacement to Walter
 - Darien – solicit proposals for 2027 fertilizer contract
 - Walter – proposal for rail replacement for stair project.
 - Darien – proposal from Highlight for contract renewal (2027 to 2029)
 - Walter – submit additional budget info with details to Brenda
3. Action Items/Follow-up:
 - Jim – review proposal for removal of Linden tree (Suz Fields) with the Board
 - Darien – repair of damaged irrigation system to be paid directly by Turner
 - Committee – all tree trimming to be done in 2027 due to funding constraints
 - Darien – review Unit 129 request for damage to the entry door from the roofing project with Frank Cisz
 - Darien/Mike – thorough clean-out of the barn within the next 30 days (rainy day project)
 - Walter – review 2027 mulch budget with Brenda to account for increased costs due to factors like inflation, fuel prices, and additional areas requiring mulch after bush removals. 2026 application was thin.
 - Walter – update 2027 budget with details for the barn siding and rear maintenance shed
 - Jim – discuss with the Finance Committee the opportunity to replace the golf cart with a newer vehicle. Darien will provide additional details for Jim.

Next Meeting: November 10, 2026 @ 8:00 AM

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

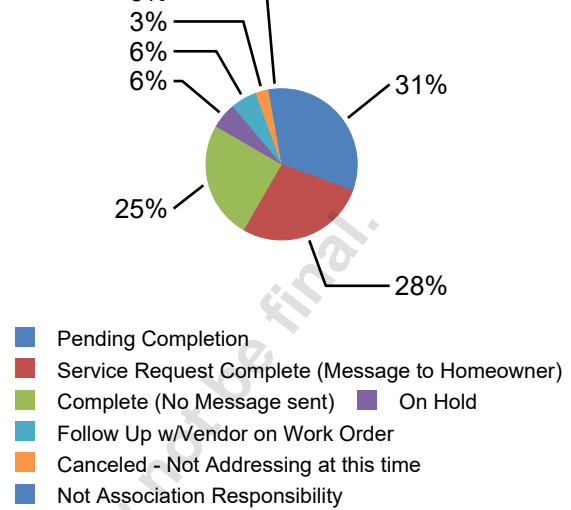
Meadow Hill, Inc.

Work Order Summary for 9/17/2026 - 10/14/2026

SUMMARY

Canceled - Not Addressing at this time	1
Re- Roof Repairs	1
Complete (No Message sent)	9
652713 - Roof has a great deal of moss	1
Outdoor Faucet Issues	1
Please power wash the east side of the house	1
Power wash building	1
Reimbursement for vent/roofing installation issue with water heater for Unit 93	1
Service Request - Manager Review for Meadow Hill, Inc.	1
stump grinding	1
Tree stump	1
Tree trimming	1
Follow Up w/Vendor on Work Order	2
Service Request Service Request	1
Unit 99 garden area needs attention	1
Not Association Responsibility	1
On Hold	2
Dented door frame	1
Siding over garage	1
Pending Completion	11
algae on siding	1
Downed wire	1
Drain back up behind 175	1
flood lights on unit	1
Light bulb change	1
Mold on siding by front door	1
Motion Light not working	1
Trash Door Replacement	1
Trim tree	1
Service Request Complete (Message to Homeowner)	10
Clubhouse Rental 9/19/2026	1
dead bird	1
Hornets nest	1
New gutters and downspout concern for Unit 93 Garage	1
Possible sewer back up	1
Remove fallen limbs	1
Shrub removal	1
shrub trimming	1
Toilet back-up issues - not resolved	1

TOP DISTRIBUTION BY STATUS



Meadow Hill, Inc.

Work Order Summary for 9/17/2026 - 10/14/2026

Tree removal request	1
Total	36

Service Request Complete (Message to Homeowner) (Total Count = 10)

93 Hollister Way North Unit 93
Roy A. South
Site Super - Meadow Hill
XN: 2288795 Acct: 136137838
New gutters and downspout concern for Unit 93 Garage - Hello. I'd like Turner and the HOA take another look at my drainage concern in front of my unit 93 Garage while the gutter installers are still here. I've mentioned in the past that the water does not drain from the front of the garage and causes icing/safety issues in the winter. I'd really like to have them look at this again before they are finished. I hate to let this go before the winter and have to make complaints all winter long. Thank you.

76 Hollister Way South Unit 76
Judith A. Rudzki
Site Super - Meadow Hill
XN: 2215185 Acct: 136120489
Tree removal request - The homeowner requested to cut down the small tree that blocks the view and sunlight from her window.

167 Hollister Way North Unit 167
Suzanne Bedell
Highlight Landscape and Design LLC
XN: 2246732 Acct: 136120829
shrub trimming - please trim back the bushes along the sidewalk going up to the route 17 traffic light that are overhanging the sidewalk.

86 Hollister Way South Unit 86
Ronald King
Site Super - Meadow Hill
XN: 2283805 Acct: 136120502
Possible sewer back up - Resident reports the downstairs toilet is not flushing and is overflowing. Resident believes there may be a clogged sewer issue in the general area and notes it is similar to an issue in next door unit #84. Please investigate and determine if this is a shared plumbing/sewer problem affecting the area.

28 Hollister Way South Unit 28
Audrey Hurley
Site Super - Meadow Hill
XN: 2405428 Acct: 136120758
Remove fallen limbs - homeowner reported a fallen item in the path. Please remove

84 Hollister Way South Unit 84
Roger C. Arnold
Site Super - Meadow Hill
XN: 2275809 Acct: 136138080
Toilet back-up issues - not resolved - Hello,
Several months ago we noticed our toilets and shower making a gurgling sound. The toilets were both backing up with normal use. Shortly thereafter we noticed our master bath toilet was leaking, we discussed with MH maintenance and thought it could be a soft plug. On 7/8/26 we called Anytime Sewer - here are their notes:
Completion Notes: Main line: Snaked main line with 3" cutters from toilet pulled. Ran 64' of cable to the main. Cleared line at 48' and pulled nothing back. Toilet had been reset and line has been cleared and tested. No warranties If problem persists the issue could be a venting issue. Recommend camera inspection as the next course of action. Offered to perform camera inspection while on site - customer declined. *When toilet was removed standing water drained instantly*
Anytime Sewer also suggested that the "stink pipe" could be clogged.
The toilet leaked a few days after the Anytime Sewer service, so we replaced the wax ring.
Last week we heard more gurgling noises and today the toilet leaked again, seems to happen when we get heavy rains.
I've just called Anytime Sewer and left message for them to come back and do camera test and/or clear the stink pipe. No date yet (we are supposed to get our roof done this week so I'll need to coordinate).
In addition, we'd like Meadow Hill to check the main lines.
Please call Laurie Arnold @ (203) 631-2044. Roger is out of town.
Thank you.

217 Hollister Way North Unit 217
David Hogan Living Trust
Site Super - Meadow Hill
XN: 2286980 Acct: 136120850
Clubhouse Rental 9/19/2026 - Funeral
Please contact Eileen at 203-848-4750 for details.
No time yet

179 Hollister Way North Unit 179
Edward Litke
Site Super - Meadow Hill
XN: 2281010 Acct: 136116146
Shrub removal - Please remove the shrub on the north side of unit near the AC.

Meadow Hill, Inc.

Work Order Summary for 9/17/2026 - 10/14/2026

164 Hollister Way South Unit 164
Patricia M McNamara
Site Super - Meadow Hill
XN: 2282422 Acct: 136120768

Hornets nest - Hornets nest in the overhang by front door.

105 Hollister Way North Unit 105
Victoria Germani
Site Super - Meadow Hill
XN: 2267584 Acct: 136120531

dead bird - There is a dead bird under the kitchen window of my downstairs neighbor right by my front door. Could this please be removed. thank you.

Follow Up w/Vendor on Work Order (Total Count = 2)

102 Hollister Way South Unit 102
Brenda Berk
Site Super - Meadow Hill
XN: 2320943 Acct: 136120820

Unit 99 garden area needs attention - the side of Unit 99 has significant overgrowth of vines that have reportedly started growing up and under the siding. The unit owner is unable to clear the growth.

i am submitting the ticket for the owner

147 Hollister Way North Unit 147
Suzanne Fields
Site Super - Meadow Hill
XN: 2077567 Acct: 136120691

Service Request Service Request - Preferred date: 2026-07-27

The linden tree immediately behind our unit needs to be sprayed ASAP. Sticky residue is raining down on everything and everybody

Pending Completion (Total Count = 11)

Meadow Hill, Inc.
Site Super - Meadow Hill
XN: 2342795 Acct: 1361

Light bulb change - Per Toni Dolan-
Very dark area on the path/ramp from the parking lot around the corner; lights in two areas on Unit #14 do not appear to adequately illuminate the area.

108 Hollister Way South Unit 108
Leslie Bernstein
Site Super - Meadow Hill
XN: 2345289 Acct: 136116220

Mold on siding by front door - There is a green mold growing on the siding near my front door. Will need the siding power washed

120 Hollister Way South Unit 120
Richard Brimley
Site Super - Meadow Hill
XN: 2371053 Acct: 136120545

Motion Light not working - The motion light attached to the front of the house isn't working. Please repair or replace bulb.

54 Hollister Way South Unit 54
Maureen Odle
Site Super - Meadow Hill
XN: 2394771 Acct: 136120847

flood lights on unit - My unit has flood lights on the front, side and back. With all three areas the lights are not shutting off during the day. Staying on 24 hours. Please adjust. Thank you.

clean out the barn

Meadow Hill, Inc.
Site Super - Meadow Hill
XN: 2400805 Acct: 1361

175 Hollister Way North Unit 175
Joseph W. Fusco
Site Super - Meadow Hill
XN: 2178514 Acct: 136139162

Trim tree - May I please request that several of the large branches be removed/trimmed to avoid leaves clogging my new gutters or having a branch fall on my new roof.

49 Hollister Way North Unit 49
Ronna Reynolds
Site Super - Meadow Hill
XN: 2376297 Acct: 136120462

There is a hole about 2 inches wide in at the peak near the roof in the front of unit over the door.

102 Hollister Way South Unit 102
Brenda Berk
Site Super - Meadow Hill
XN: 2357565 Acct: 136120820

algae on siding - attached are pictures of the back of my unit - there is substantial algae growth on the siding. Please schedule a cleaning.

Meadow Hill, Inc.

Work Order Summary for 9/17/2026 - 10/14/2026

Meadow Hill, Inc.
Site Super - Meadow Hill
XN: 2342797 Acct: 1361

44 Hollister Way South Unit 44
Stephen Gilberto
Site Super - Meadow Hill
XN: 2342690 Acct: 136116241

175 Hollister Way North Unit 175
Joseph W. Fusco
Site Super - Meadow Hill
XN: 2333804 Acct: 136139162

Trash Door Replacement - Per Toni Dolan- Doors on the trash bin storage area need replacement; they are rotting from the bottom, are unsightly, and may not last much longer in their current condition.

Downed wire - The homeowner reached out to advise a large black wire fell on he hedges.

Drain back up behind 175 - I wanted to bring the drainage issue behind my unit to your attention again. I understand that this is a dry well, but it consistently backs up whenever we have significant rainfall and creates a large pool of standing water very close to my back door.

As you can see from the attached photo, with today's heavy rainfall, the drain is again backing up and the water is pooling across the walkway and lawn area. There also appears to be debris in and around the drain that needs to be cleared.

I have brought this issue to your attention in the past, and I would appreciate it if the Association could have the drain inspected and cleaned to determine why it is not draining properly. I am concerned that the recurring standing water could eventually cause damage or create other problems around my unit.

Please let me know when this can be addressed.

Thank you,

Not Association Responsibility (Total Count = 1)

272 Hollister Way West Unit 272
Kathleen Collins

XN: 2367135 Acct: 136120608

FW: New voicemail from MAURA O DONNELL From: no-reply@8x8.com <no-reply@8x8.com> Sent: Saturday, October 3, 2026 3:07 PM To: Danielle Merritt <DMerritt@imagineersllc.com> Subject: New voicemail from MAURA O DONNELL CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Your extension 499 has a new voicemail New voicemail from MAURA O DONNELL (+18609707233) Your extension 499 just received a new voicemail. Tap the attachment to listen to your voicemail. Received on: Saturday, October 3, 2026 3:05:32 PM Duration: 00:42 Transcript Hi, my name is Maura O'Donnell, and I am calling about the unit 272 Hollister Way West, Meadow Hills. The garage door opener, there's a little button on the side of the garage. It must have gotten damaged with the recent storms, with water must have gotten in there, so it does not work. And I'm wondering if the management puts in a work order to have that repaired. If you could give me a call back, this is the weekend, so I know it's probably going to be Monday. It's 860 -970 -7233. Thank you. 8x8.com | © 2023 8x8, Inc. All rights reserved. | Privacy Policy

Complete (No Message sent) (Total Count = 9)

175 Hollister Way North Unit 175
Joseph W. Fusco
Site Super - Meadow Hill
XN: 2178513 Acct: 136139162

90 Hollister Way South Unit 90
Dorothy Anderson
Site Super - Meadow Hill
XN: 1810527 Acct: 136116245

292 Hollister Way West Unit 292
Reginald F. Wellington
Site Super - Meadow Hill
XN: 68262 Acct: 136120797

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

Tree stump - A large pine tree was removed from this spot. May I please request to have the tree stump ground or removed.

stump grinding - With all the trees that have been cut down recently, I assume someone will do stump grinding. Can I request that a stump in my back garden area be ground also? I'm willing to pay.

Thanks
Dorothy

652713 - Roof has a great deal of moss - The east facing side of the roof in particular has a great deal of moss. Can you treat it?

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

Meadow Hill, Inc.

Work Order Summary for 9/17/2026 - 10/14/2026

292 Hollister Way West Unit 292
Reginald F. Wellington
Site Super - Meadow Hill
XN: 494562 Acct: 136120797

Please power wash the east side of the house - Entry way area on east side needs to be powerwashed. It's very green.

318 Hollister Way West Unit 318
Geraldine Whittemore
Site Super - Meadow Hill
XN: 1885372 Acct: 136120648

Outdoor Faucet Issues - The outside faucet is leaking and needs to be replaced / fixed. Per Deb Wellington

93 Hollister Way North Unit 93
Roy A. South
Site Super - Meadow Hill
XN: 2288819 Acct: 136137838

Reimbursement for vent/roofing installation issue with water heater for Unit 93 - I'm a request for the following. Turner replaced our roof on Aug 26, 27, did a good job BUT, on the 28th I decided to check the area around my Water Heater which is up in my 2nd floor bedroom (Unit 93) for any rain water seepage might have come in around the new vent sleeve they installed. I noticed debris on the top of my water heater, but then something odd, the vent pipe on top of the water heater was dislodged and moved to the side of the center of the exhaust vent for the CO2 emissions. I figured out that when they removed and replaced the vent sleeve he must have caused the vent to dislodge and move. In hindsight he should have come into the house and checked the connections after he installed the sleeve.. I must say I was surprised the carbon monoxide detector didn't go off. (The HVAC tech said because it was enclosed, and some gap around the pipe, and it was summer with the window open, it was probably a small amount of buildup of CO2 that wouldn't set off the alarm.). I then moved and centered the vent pipe back over the water heater exhaust but then decided to call my HVAC people to double check if everything was ok. I have a service contract with Delponte in town and they came over within 30 minutes. They checked the vent connection for the water heater to the roof vent/sleeve and verified it was back to normal. The charge was only \$39 because I have a service contract with them. Please have Turner reimburse this as a credit on my monthly HOA. Attached is a picture of the water heater problem and the Delponte service call. I have attached a pic and the service bill. Thanks so much.

61 Hollister Way North Unit 61
E. Lynn Rosenthal
Highlight Landscape and Design LLC
XN: 2140534 Acct: 136120473

Tree trimming - The homeowner has requested the linden tree be trimmed.

Meadow Hill, Inc.
American Yard Service & Irrigation
XN: 2136450 Acct: 1361

Service Request - Manager Review for Meadow Hill, Inc. - Invoice 54222 from American Yard Service
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

AYS&I, Inc.

Invoice Due: Sun, 08/30/2026
54222
Amount Due: \$340.32

Dear Customer:

Your Invoice 54222 is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,
Amy Feldman
AYS&I, Inc.

(860) 633-5766

View & Pay Invoice

Canceled - Not Addressing at this time (Total Count = 1)

Meadow Hill, Inc.

Work Order Summary for 9/17/2026 - 10/14/2026

89 Hollister Way North Unit 89
Susan M. Gainey
Site Super - Meadow Hill
XN: 2298908 Acct: 136120793

Re- Roof Repairs - Please find attached information regarding the roof repairs for Susan Gainey at 89 Hollister Way N. in Meadow Hill. Thank you.

On Hold (Total Count = 2)

175 Hollister Way North Unit 175
Joseph W. Fusco
Site Super - Meadow Hill
XN: 2305728 Acct: 136139162

Siding over garage - There is a gap in reciting over my garage door. I'm hoping someone can fix this photo attached.

129 Hollister Way North Unit 129
Gene Flynn
Site Super - Meadow Hill
XN: 2399218 Acct: 136120683

Dented door frame - Just noticed a large dent in the top right side of my basement door. Thought it was done by the roofing/gutter team but they showed a picture from before work began and it was there. I have no idea how the dent occurred but it needs to be repaired so water does not infiltrate.

The financial data in this report may not be final.

2026 Project List

<u>Freq</u>	<u>Year</u>	<u>DateBy</u>	<u>MAINTENANCE PROJECT LIST</u>	<u>COMPLETED</u>
Annual	2026	15-Apr	Put out wooden benches	
Annual	2026	30-April	Power Wash Tennis Courts	
Annual	2026	1-April	Open Tennis Courts	
Annual	2026	15-May	Start AC Clubhouse and Hollister House	
Annual	2026	30-April	Paint all safety stripes	
Annual	2026	15-May	Rototill, prepare Garden	
Annual	2026	15-May	Order mulch and distribute	
Annual	2026	31-May	Startup irrigation systems	
Annual	2026	31-May	Close Greenhouse	
Annual	2026	31-May	Inspect stone walls and public stairs	
Annual	2026	31-May	Open Pool	
Annual	2026	31-May	Add sand to horseshoe pits	
Evry3	2026	31-July	Paint fence posts around stable and paddock.	
Evry3	2027	31-Ju.	Paint fence at main entrance to barn.	
Evry5	2030	30-Sept	Paint Fire Hydrants -MDC	
	2026	30-Sept	Flush fire protection lines and hydrants – MDC	
Annual	2026	31-Oct	Power Wash one-third of buildings annually	
Annual	2026	30-Sept	Consider crack filling and repair of roads and walks	
Annual	2026	31-Aug	Maintenance of Meadow Hill Trail	
Annual	2026	31-Dec	Maintenance of bottom hill to Paddock Fence and Tree Line	
Annual	2026	1-Oct	Close Pool (weather dependent- may close in September)	
Annual	2026	15-Oct	Close irrigation systems	
Annual	2026	15-Oct	Open Greenhouse	
Annual	2026	31-Oct	Clean moss from roofs (as needed)	
Annual	2026	31-Oct	Close Tennis Courts	
Annual	2026	31-Oct	Inspect Heat Tape	
Annual	2026	31-Oct	Inspect Flat Roofs	
Annual	2026	31-Dec	Clear Brush North and South Slopes (10 foot width)	
Annual	2026	15-Nov	Order road salt	
Annual	2026	15-Nov	Take in wooden benches	
Annual	2026	30-Nov	Annual inspection/update database of High -Risk Maintenance items	
AsReq	2026	AsReq	Clean Gutters	
AsReq	2026	AsReq	Supervise contracts and special projects	
AsReq	2026	AsReq	Snow plowing and shoveling	
AsReq	2026	AsReq	Plant and pull shrubs when requested by grounds committee	

<u>Freq</u>	<u>Year</u>	<u>DateBy</u>	<u>MAINTENANCE PROJECT LIST</u>	<u>COMPLETED</u>
AsReq	2026	AsReq	Repair/replace broken fence sections	
AsReq	2026	AsReq	Minor repair to stone walls.	
AsReq	2026	AsReq	Attend to pipe and roof leaks	
Daily	2026	Daily	Pick up any loose sticks around property	
Daily	2026	Daily	Check pool ph 3 times daily	
Daily	2026	Daily	Pick up any loose sticks around property	
Daily	2026	Daily	Skim pool for leaves-check filters-check pool level	
Daily	2026	Daily	Clean pool chairs and tables of bird droppings	
Monthly	2026	Monthly	Setup Clubhouse for Executive Board meetings	
Semi-An	2026	Semi_.	Bulk waste dump runs (April and October) Household Hazards Waste Day (July) Announce in The Lark and e-blast	
Semi_An	2026	Semi	Change times, outside lights, daylight savings etc.	Semi_An
Semi-An	2026	Semi.	Clean shuffleboard and horseshoe storage units	
Weekly	2026	Weekly	Inspect mowing/blowing, weeding done by contractor	
Weekly	2026	Weekly	Inspect property and report issues needing attention.	
Weekly	2026	Weekly	Clean pool tables	
Weekly	2026	Weekl	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	2026	20-Jul	Paint wrought iron railings within complex	
Evry 1yr	2026	31-Jul	Power Wash Paddock Fence, both sides – inspect every yr, Power Wash a minimum of every 3 yrs	
Evry5-7	2026	1-May	Paint lines on tennis/pickleball courts	
Evry5-7	2029	31-Aug	Paint exterior clubhouse	
Evry5-7	2026	30-Sep	Arrange painting vent pipes on roofs (Hold 2026 -roofing project)	
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	

Meadow Hill, Inc

Financials

Meadow Hill, Inc.

Balance Sheet For 9/30/2026

Operating Cash

Key Bank - Checking	\$2,296.30
Operating Checking - Columbia Bank	\$44,586.54

Total Operating Cash		\$46,882.84
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Money Market

Key Bank Money Market	\$13,781.41
Money Market - Columbia Bank	\$176,820.99
Columbia MM - Roof SA 2026	\$544,846.12

Total Money Market		\$735,448.52
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Certificates of Deposit

Key Bank CD	\$158,217.75
Columbia Bank CDARS 1033209475 3.35% 11/5/2026	\$173,265.29

Total Certificates of Deposit		\$331,483.04
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Accounts Receivable

Accounts Receivable	\$11,850.24
A/R Long-Term Special Assessment	\$188,113.65
Accounts Receivable Reserves	(\$34,155.88)
Interest Receivable	\$1,829.33
Other Receivable	\$1,600.00

Total Accounts Receivable		\$169,237.34
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Prepaid Expenses

Prepaid Insurance	\$55,918.10
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Total Prepaid Expenses		\$55,918.10
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Fixed Assets/Accumulated Depreciation

Equipment	\$19,682.45
Accumulated Depreciation.: Equipment	(\$102,865.22)
Loan Origination Costs	\$3,833.35
Furniture & Fixture	\$5,038.08
Skid Steer	\$29,768.00
Snow Blower	\$11,780.41
2016 Pick Up Truck	\$49,797.68

Total Fixed Assets/Accumulated Depreciation		\$17,034.75
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	Total Assets	\$1,356,004.59
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Current Liabilities

Accounts payable	\$6,670.65
Due to Reserves	(\$34,155.88)
Clearing Account	(\$2,637.00)
Unit Owner Fees Received in Advance	\$20,725.37
Accrued Expenses	\$30,112.00

Total Current Liabilities		\$20,715.14
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Long Term Payables

Windsor Federal Loan 75521651 - 2022	\$138,959.49
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Total Long Term Payables		\$138,959.49
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Meadow Hill, Inc.

Balance Sheet For 9/30/2026

Reserve For Future Major Repairs and Replacements

Contract Liability

\$608,285.22

Total Reserve For Future Major Repairs and Replacements

\$608,285.22

Members' Equity

Members Equity

\$107,755.57

Total Members' Equity

\$107,755.57

Replacement Reserves

Replacement Reserve

\$46,877.90

Fixed Asset Fund

\$4,990.10

Total Replacement Reserves

\$51,868.00

Net Income (Loss)

Net Income

\$428,421.17

Total Net Income (Loss)

\$428,421.17

Total Liabilities / Equity

\$1,356,004.59

The financial data in this report may not be final.

Meadow Hill, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Association Fee Income							
4100 - Association Fee Income	77,259.00	77,285.58	(26.58)	692,571.00	695,570.22	(2,999.22)	927,427.00
Total Association Fee Income	77,259.00	77,285.58	(26.58)	692,571.00	695,570.22	(2,999.22)	927,427.00
Special Assessment Income							
4201 - Special Assessment Loan 2023	5,825.95	-	5,825.95	16,294.97	-	16,294.97	-
4203 - SA Overpmnt:offset to capital contingenc	553.32	-	553.32	5,533.20	-	5,533.20	-
4205 - SA Income - Roof 2026	57,039.00	-	57,039.00	1,752,058.34	-	1,752,058.34	-
Total Special Assessment Income	63,418.27	-	63,418.27	1,773,886.51	-	1,773,886.51	-
Income Charged by Unit							
4300 - Late Fee Income	75.00	67.00	8.00	625.00	600.00	25.00	800.00
4301 - Miscellaneous Income	6,717.36	-	6,717.36	(8,237.64)	-	(8,237.64)	-
4305 - Insufficient Funds Fee	-	-	-	25.00	-	25.00	-
4306 - Statement Fee Income	(45.00)	-	(45.00)	(205.00)	-	(205.00)	-
4307 - Legal Fee Income	-	-	-	186.11	-	186.11	-
4313 - Pool Card Income	-	-	-	40.00	-	40.00	-
4602 - General Reserve Contributions	-	-	-	1,656.00	-	1,656.00	-
Total Income Charged by Unit	6,747.36	67.00	6,680.36	(5,910.53)	600.00	(6,510.53)	800.00
Other Income Association Level							
4400 - Clubhouse Rental Income	150.00	42.00	108.00	450.00	375.00	75.00	500.00
4406 - Social Fund Income	287.00	-	287.00	2,952.00	-	2,952.00	-
Total Other Income Association Level	437.00	42.00	395.00	3,402.00	375.00	3,027.00	500.00
Interest/Reserve Income							
4501 - Interest Income Operating	-	-	-	.44	-	.44	-
4502 - Interest Income Reserves	2,310.48	-	2,310.48	18,159.36	-	18,159.36	-
Total Interest/Reserve Income	2,310.48	-	2,310.48	18,159.80	-	18,159.80	-
Total Income	150,172.11	77,394.58	72,777.53	2,482,108.78	696,545.22	1,785,563.56	928,727.00

Operating Expense

Professional Fees							
5100 - Management Fee	3,064.78	3,058.33	(6.45)	27,493.73	27,524.97	31.24	36,700.00
5101 - Legal Fees	2,773.00	833.33	(1,939.67)	8,559.50	7,499.97	(1,059.53)	10,000.00
5102 - Accounting Fees	-	5,750.00	5,750.00	-	5,750.00	5,750.00	5,750.00
Total Professional Fees	5,837.78	9,641.66	3,803.88	36,053.23	40,774.94	4,721.71	52,450.00
Utilities							
5200 - Electricity	2,474.32	2,208.33	(265.99)	16,741.04	19,874.97	3,133.93	26,500.00
5205 - Gas	829.18	1,166.67	337.49	8,952.10	10,500.03	1,547.93	14,000.00
5206 - Water	3,699.96	3,166.67	(533.29)	38,420.10	28,500.03	(9,920.07)	38,000.00
5207 - Sewer	1,581.00	1,666.67	85.67	14,391.00	15,000.03	609.03	20,000.00

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2026 - 9/30/2026

XN#	Invoice	Invoice Date	Invoice Amount	Paid Date	Paid Amount
ADP					
No Address					
No City, No State No Zip					
Tax ID:					
2251328		9/4/2026	\$46.87	9/4/2026	\$46.87
2251331		9/8/2026	\$46.87	9/8/2026	\$46.87
2322251		9/18/2026	\$46.87	9/18/2026	\$46.87
2330347		9/25/2026	\$49.91	9/25/2026	\$49.91

Total \$190.52

All Waste Inc.

P.O. Box 2472

Hartford, CT 06146

Tax ID: 06-1271683

2327918	1-0130840-9-0926	9/25/2026	\$3,216.41	9/29/2026	\$3,216.41
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Total \$3,216.41

Anthem Blue Cross & Blue Shield

P.O. Box 11792

Newark, NJ 07101-4792

Tax ID:

2145367	0202608501196	8/13/2026	\$3,958.65	9/15/2026	\$3,958.65
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2286759		9/16/2026	\$310.21	9/16/2026	\$310.21
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Total \$4,268.86

Anytime Sewer & Drain & Jetting Service

35 Peters Road, Unit D

Bloomfield, CT 06002

Tax ID: 81-0876995

2302135	1796550	9/21/2026	\$542.39	9/25/2026	\$542.39
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Total \$542.39

Becht Engineering BT, Inc.

PO Box #7372

Carol Stream, IL 60197-7372

Tax ID:

2227973	24161918	9/4/2026	\$14,490.00	9/25/2026	\$14,490.00
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Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2026 - 9/30/2026

XN#	Invoice	Invoice Date	Invoice Amount	Paid Date	Paid Amount
Total					\$14,490.00
Braman Termite & Pest Control					
P. O. Box 368					
Agawam, MA 01001-0368					
Tax ID: 04-3033855					
2308100	3008639	9/1/2026	\$313.73	9/25/2026	\$313.73
2308101	3008645	9/1/2026	\$313.73	9/25/2026	\$313.73
2308108	3008643	9/1/2026	\$313.73	9/25/2026	\$313.73
2308109	3008641	9/1/2026	\$313.73	9/25/2026	\$313.73
2308111	3008644	9/1/2026	\$313.73	9/25/2026	\$313.73
2308112	3008640	9/1/2026	\$313.73	9/25/2026	\$313.73
2308113	3008642	9/1/2026	\$313.73	9/25/2026	\$313.73
Total					\$2,196.11
Connecticut Natural Gas Corporation					
P.O. Box 847820					
Boston, MA 02284-7820					
Tax ID:					
2293716	010254705282 - 04000103855793	9/15/2026	\$556.45	9/21/2026	\$556.45
2293720	091526-03884033	9/15/2026	\$85.57	9/21/2026	\$85.57
2293721	091526-03863060	9/15/2026	\$37.06	9/21/2026	\$37.06
2293727	091526-03879819	9/15/2026	\$72.10	9/21/2026	\$72.10
Total					\$751.18
Cox Communications					
Dept. 781110 P.O. Box 78000					
Detroit, MI 48278-1110					
Tax ID:					
2322252		9/21/2026	\$339.47	9/21/2026	\$339.47
Total					\$339.47
Dicioccio Brothers. Inc					
PO Box 290227					
Wethersfield, CT 06129-0227					
Tax ID: 06-1460802					

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2026 - 9/30/2026

XN#	Invoice	Invoice Date	Invoice Amount	Paid Date	Paid Amount
2175104	11258	8/20/2026	\$27,225.60	9/30/2026	\$27,225.60
Total					\$27,225.60

Eversource (E)

P. O. Box 56002

Boston, MA 02205-6002

Tax ID:

2211175	082526-45192017	8/25/2026	\$11.34	9/8/2026	\$11.34
2211176	082526-697192029	8/25/2026	\$21.46	9/8/2026	\$21.46
2211177	082526-5292005	8/25/2026	\$31.99	9/8/2026	\$31.99
2211178	082526-5292008	8/25/2026	\$25.33	9/8/2026	\$25.33
2211184	082526-5192040	8/25/2026	\$839.66	9/8/2026	\$839.66
2211187	082526-36192069	8/25/2026	\$16.94	9/8/2026	\$16.94
2211188	082526-45192018	8/25/2026	\$19.73	9/8/2026	\$19.73
2211190	082526-87192075	8/25/2026	\$15.64	9/8/2026	\$15.64
2211205	082526-16192068	8/25/2026	\$9.83	9/8/2026	\$9.83
2211214	082526-71292038	8/25/2026	\$30.50	9/8/2026	\$30.50
2211215	082526-98192052	8/25/2026	\$17.15	9/8/2026	\$17.15
2211216	082526-65192014	8/25/2026	\$16.29	9/8/2026	\$16.29
2211220	082526-27130165	8/25/2026	\$24.73	9/8/2026	\$24.73
2211223	082526-42192090	8/25/2026	\$98.06	9/8/2026	\$98.06
2225497	090126-06803073	9/1/2026	\$9.89	9/8/2026	\$9.89
2280904	090926-68792073	9/9/2026	\$900.53	9/17/2026	\$900.53
Total					\$2,089.07

Frontier Communications

P. O. Box 740407

Cincinnati, OH 45274-0407

Tax ID:

2322253		9/23/2026	\$90.85	9/23/2026	\$90.85
Total					\$90.85

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2026 - 9/30/2026

XN#	Invoice	Invoice Date	Invoice Amount	Paid Date	Paid Amount
Gene Flynn					
129 Hollister Way					
Glastonbury, CT 06033					
Tax ID:					
2224010	090326	9/3/2026	\$125.55	9/8/2026	\$125.55
Total					\$125.55
Greater New York Mutual Insurance Co.					
P O Box 787892					
Philadelphia, PA 19178-7892					
Tax ID:					
2215021		9/1/2026	\$16,991.40	9/1/2026	\$16,991.40
Total					\$16,991.40
Highlight Landscape and Design LLC					
P. O. Box 1479					
Glastonbury, CT 06033					
Tax ID: 74-3165307					
2218426	44355	9/2/2026	\$9,871.00	9/15/2026	\$9,871.00
2317356	43942	7/31/2026	\$9,871.00	9/30/2026	\$9,871.00
Total					\$19,742.00
Home Depot Credit Services-PA					
P.O. Box 70293					
Philadelphia, PA 19176-0293					
Tax ID:					
2261654		9/10/2026	\$182.69	9/10/2026	\$182.69
Total					\$182.69
Imagineers, LLC					
635 Farmington Ave.					
Hartford, CT 06105					
Tax ID: 06-1637912					
2208409	AR104509-MGMT	9/1/2026	\$3,064.78	9/15/2026	\$3,064.78
2277305	AR105088-MISC	8/31/2026	\$319.05	9/17/2026	\$319.05
Total					\$3,383.83

Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2026 - 9/30/2026

XN#	Invoice	Invoice Date	Invoice Amount	Paid Date	Paid Amount
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Keybank

PO Box 89446

Cleveland, OH 44101-6446

Tax ID:

2261391	09102026-1478	9/10/2026	\$2,863.29	9/10/2026	\$2,863.29
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Total					\$2,863.29
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Meadow Hill, Inc.

C/O Imagineers, LLC 635 Farmington Avenue

Hartford, CT 06105

Tax ID:

1358264	09/2026-RC	9/1/2026	\$12,457.25	9/15/2026	\$12,457.25
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1373625	09/2026-L	9/1/2026	\$553.32	9/15/2026	\$553.32
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2337152	09282026	9/28/2026	\$2,637.00	9/30/2026	\$2,637.00
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Total					\$15,647.57
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Post Item

No Address

No City, No State No Zip

Tax ID: No Tax ID

2259408		9/10/2026	\$2,023.01	9/10/2026	\$2,023.01
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2259409		9/10/2026	\$708.68	9/10/2026	\$708.68
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2286211		9/16/2026	\$1,903.68	9/16/2026	\$1,903.68
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2286213		9/16/2026	\$665.40	9/16/2026	\$665.40
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2305758		9/22/2026	\$1,886.30	9/22/2026	\$1,886.30
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2305759		9/22/2026	\$649.10	9/22/2026	\$649.10
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2342209		9/29/2026	\$1,740.11	9/29/2026	\$1,740.11
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2342210		9/29/2026	\$592.85	9/29/2026	\$592.85
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2381141		9/1/2026	\$115.35	9/1/2026	\$115.35
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2381146		9/1/2026	\$52.22	9/1/2026	\$52.22
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2381147		9/1/2026	\$2,637.00	9/1/2026	\$2,637.00
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Total					\$12,973.70
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Meadow Hill, Inc.

Paid Invoices By Service Provider 9/1/2026 - 9/30/2026

XN#	Invoice	Invoice Date	Invoice Amount	Paid Date	Paid Amount
Sandler & Hansen, LLC					
98 Washington Street, Third Floor					
Middletown, CT 06457					
Tax ID:					
2225925	11261	9/2/2026	\$136.00	9/15/2026	\$136.00
Total					\$136.00
State-Wide Electric, Inc.					
109 Commerce St					
Glastonbury, CT 06033					
Tax ID:					
2144639	57821	7/30/2026	\$287.15	9/1/2026	\$287.15
2193918	57828	8/17/2026	\$317.50	9/1/2026	\$317.50
Total					\$604.65
The Metropolitan District					
PO Box 5535					
Binghamton, NY 13902-5535					
Tax ID:					
2280850	090826-21019066	9/8/2026	\$3,733.96	9/17/2026	\$3,733.96
Total					\$3,733.96
Turner Home Improvement Contractors LLC					
182 Oakwood Drive Unit B1					
Glastonbury, CT 06033					
Tax ID: 83-0466394					
2266206	39069	9/11/2026	\$678,693.01	9/11/2026	\$678,693.01
Total					\$678,693.01
Windsor Federal Savings					
P O Box 250					
Windsor, CT 06095					
Tax ID:					
2286951		9/16/2026	\$2,073.82	9/16/2026	\$2,073.82
Total					\$2,073.82

Meadow Hill, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5210 - Trash Removal	3,216.41	3,125.00	(91.41)	28,328.44	28,125.00	(203.44)	37,500.00
5211 - Telephone	640.32	533.33	(106.99)	4,958.78	4,799.97	(158.81)	6,400.00
Total Utilities	12,441.19	11,866.67	(574.52)	111,791.46	106,800.03	(4,991.43)	142,400.00
Administrative							
5308 - Miscellaneous Admin	9.49	416.67	407.18	3,584.89	3,750.03	165.14	5,000.00
5313 - Communications - LARK	125.55	58.00	(67.55)	479.46	525.00	45.54	700.00
Total Administrative	135.04	474.67	339.63	4,064.35	4,275.03	210.68	5,700.00
Insurance							
5400 - Master Insurance Policy	15,795.00	15,833.33	38.33	141,315.00	142,499.97	1,184.97	190,000.00
5401 - Worker's Compensation	931.50	958.33	26.83	7,581.10	8,624.97	1,043.87	11,500.00
5403 - Health Insurance	6,577.96	2,745.83	(3,832.13)	24,599.65	24,712.47	112.82	32,950.00
5409 - Automobile Insurance	290.60	275.00	(15.60)	2,453.40	2,475.00	21.60	3,300.00
Total Insurance	23,595.06	19,812.49	(3,782.57)	175,949.15	178,312.41	2,363.26	237,750.00
Payroll							
5501 - Payroll-Maintenance	10,533.39	11,288.67	755.28	103,464.23	101,598.03	(1,866.20)	135,464.00
5503 - Payroll-Bonus	-	104.17	104.17	100.00	937.53	837.53	1,250.00
5504 - Payroll-Snow	-	206.67	206.67	4,612.50	1,860.03	(2,752.47)	2,480.00
5505 - Payroll-Overtime	364.60	-	(364.60)	5,311.89	-	(5,311.89)	-
5506 - Employer Payroll Taxes	710.69	958.00	247.31	8,416.48	8,625.00	208.52	11,500.00
5507 - Payroll Service Fees	509.57	267.00	(242.57)	2,482.33	2,400.00	(82.33)	3,200.00
Total Payroll	12,118.25	12,824.51	706.26	124,387.43	115,420.59	(8,966.84)	153,894.00
Grounds Maintenance							
5600 - Landscaping Maint. Contract	19,742.00	10,625.00	(9,117.00)	59,226.00	74,375.00	15,149.00	85,000.00
5606 - Tree Maintenance	-	1,333.00	1,333.00	4,030.80	12,000.00	7,969.20	16,000.00
5607 - Mulching-Perimeters	-	558.00	558.00	5,617.20	5,025.00	(592.20)	6,700.00
5609 - Fertilization	-	833.00	833.00	7,621.97	7,500.00	(121.97)	10,000.00
5610 - Irrigation	-	91.67	91.67	981.66	825.03	(156.63)	1,100.00
5611 - Snow Removal Supplies	-	308.33	308.33	3,878.27	2,774.97	(1,103.30)	3,700.00
5616 - Road/Walks Repairs	-	916.67	916.67	7,391.33	8,250.03	858.70	11,000.00
5699 - Ground Improvements - Land Common	-	316.67	316.67	1,489.62	2,850.03	1,360.41	3,800.00
Total Grounds Maintenance	19,742.00	14,982.34	(4,759.66)	90,236.85	113,600.06	23,363.21	137,300.00
Amenities Maintenance							
5701 - Pool Supplies/Repairs	-	350.00	350.00	3,879.19	3,150.00	(729.19)	4,200.00
5702 - Amenities	-	241.67	241.67	1,054.75	2,175.03	1,120.28	2,900.00
5714 - Social Fund	167.57	41.67	(125.90)	1,856.05	375.03	(1,481.02)	500.00
Total Amenities Maintenance	167.57	633.34	465.77	6,789.99	5,700.06	(1,089.93)	7,600.00
Maintenance & Repairs							
5802 - Plumbing	2,217.95	416.67	(1,801.28)	2,217.95	3,750.03	1,532.08	5,000.00

Meadow Hill, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5803 - Pest Control	2,196.11	250.00	(1,946.11)	2,547.06	2,250.00	(297.06)	3,000.00
5804 - Maintenance Supplies	182.69	583.33	400.64	7,068.55	5,249.97	(1,818.58)	7,000.00
5805 - Truck Maintenance & Fuel	140.02	333.33	193.31	1,093.72	2,999.97	1,906.25	4,000.00
5811 - Equipment Maint. Misc & Fuel	-	100.00	100.00	646.93	900.00	253.07	1,200.00
5900 - Building Maintenance	-	333.33	333.33	(202.49)	2,999.97	3,202.46	4,000.00
Total Maintenance & Repairs	4,736.77	2,016.66	(2,720.11)	13,371.72	18,149.94	4,778.22	24,200.00
Reserves & Miscellaneous							
6102 - Association Income Tax	-	150.00	150.00	9,600.00	1,350.00	(8,250.00)	1,800.00
6103 - Truck Taxes	-	80.00	80.00	590.26	713.00	122.74	950.00
6105 - Contribution To Reserves General	10,790.25	10,790.25	-	97,112.25	97,112.25	-	129,483.00
6107 - Contribution To Reserves - Insurance	1,667.00	1,667.00	-	14,999.00	14,999.00	-	20,000.00
6120 - WF Loan # 75521651 Interest	826.29	1,250.00	423.71	7,650.29	11,250.00	3,599.71	15,000.00
6121 - Capital Contingency	553.32	-	(553.32)	4,979.88	-	(4,979.88)	-
6122 - WF Loan 75681306 (2026) - Interest	-	-	-	19.64	-	(19.64)	-
Total Reserves & Miscellaneous	13,836.86	13,937.25	100.39	134,951.32	125,424.25	(9,527.07)	167,233.00
Reserve Expenses							
7202 - Roof Project	678,693.01	-	(678,693.01)	1,246,055.26	-	(1,246,055.26)	-
7218 - Tree Program	-	-	-	19,887.45	-	(19,887.45)	-
7230 - Amenities - HH & Clubhouse	2,713.78	-	(2,713.78)	5,746.71	-	(5,746.71)	-
7235 - Roofing Consultant	14,490.00	-	(14,490.00)	45,802.96	-	(45,802.96)	-
7236 - Water/Sewer Pipes	(27,225.60)	-	27,225.60	11,374.13	-	(11,374.13)	-
7241 - Fire Hydrants	27,225.60	-	(27,225.60)	27,225.60	-	(27,225.60)	-
Total Reserve Expenses	695,896.79	-	(695,896.79)	1,356,092.11	-	(1,356,092.11)	-
Total Expense	788,507.31	86,189.59	(702,317.72)	2,053,687.61	708,457.31	(1,345,230.30)	928,527.00
Operating Net Total	(638,335.20)	(8,795.01)	(629,540.19)	428,421.17	(11,912.09)	440,333.26	200.00
Net Total	(638,335.20)	(8,795.01)	(629,540.19)	428,421.17	(11,912.09)	440,333.26	200.00

Meadow Hill, Inc.

AP Aging for Ending Date: 9/30/2026

Provider	Current	Over 30	Over 60	Over 90	Total
ANTHEM BLUE CROSS & BLUE SHIELD Acct # D45202 Inv # 020269501001 on 9/16/2026 - 10/2026 - Health Insurance	3,958.65	0.00	0.00	0.00	3,958.65
EVERSOURCE (E) Acct # 5139 519 2040 Inv # 092426-5192040 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51395192040 - Electricity	688.86	0.00	0.00	0.00	688.86
EVERSOURCE (E) Acct # 5161 619 2068 Inv # 092426-16192068 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51616192068 - Electricity	10.05	0.00	0.00	0.00	10.05
EVERSOURCE (E) Acct # 5152 713 0165 Inv # 092426-27130165 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51527130165 - Electricity	28.03	0.00	0.00	0.00	28.03
EVERSOURCE (E) Acct # 5169 719 2029 Inv # 092426-97192029 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51697192029 - Electricity	22.96	0.00	0.00	0.00	22.96
EVERSOURCE (E) Acct # 51642192090 Inv # 092426-42192090 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51642192090 - Electricity	81.06	0.00	0.00	0.00	81.06
EVERSOURCE (E) Acct # 5162 529 2008 Inv # 092426-25292008 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 25292008 - Electricity	23.39	0.00	0.00	0.00	23.39
EVERSOURCE (E) Acct # 5124 519 2018 Inv # 092426-45192018 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51245192018 - Electricity	18.23	0.00	0.00	0.00	18.23
EVERSOURCE (E) Acct # 5118 719 2075 Inv # 092426-87192075 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51187192075 - Electricity	16.72	0.00	0.00	0.00	16.72
EVERSOURCE (E) Acct # 5154 529 2005 Inv # 092426-45292005 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51545292005 - Electricity	33.50	0.00	0.00	0.00	33.50
EVERSOURCE (E) Acct # 5134 519 2017 Inv # 092426-5192017 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51345192017 - Electricity	10.05	0.00	0.00	0.00	10.05
EVERSOURCE (E) Acct # 5159 819 2052 Inv # 092426-98192052 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51598192052 - Electricity	18.65	0.00	0.00	0.00	18.65
EVERSOURCE (E) Acct # 5137 129 2038 Inv # 092426-71292038 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51371292038 - Electricity	32.20	0.00	0.00	0.00	32.20
EVERSOURCE (E) Acct # 5116 519 2014 Inv # 092426-65192014 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51165192014 - Electricity	10.05	0.00	0.00	0.00	10.05
EVERSOURCE (E) Acct # 5113 619 2069 Inv # 092426-36192069 on 9/24/2026 - 08/25/26-09/24/26 - Acct# 51136192069 - Electricity	17.15	0.00	0.00	0.00	17.15
FRONTIER COMMUNICATIONS Acct # 860-633-1206-050477-5 Inv # 022825-050477-5 on 2/28/2025 - 03/01/25-03/28/25 - Telephone	0.00	0.00	0.00	25.54	25.54
ROGER ARNOLD Inv # 092426 on 9/24/2026 - sewer back up - Plumbing	1,675.56	0.00	0.00	0.00	1,675.56
Total	6,645.11	0.00	0.00	25.54	6,670.65

Meadow Hill, Inc

Committee Summary Report

Meadow Hill Committee Reports

October 2026

Clubhouse (ad hoc) Brenda Berk

We are almost done with the clubhouse updates. Still to be finalized, painting the gym, reflooring the back entry by the Women's entry door and installation of thresholds. We have received many compliments on the updates.

Waiting on maintenance team for an update on finalizing the project.

Communications/Welcoming Gene Flynn

November 1st edition of The Lark is in process.

Laurie Arnold of the Welcome Committee has contacted four new residents and is in the process of coordinating welcome visits with each new unit owner/resident.

- #81 - Michael Cunningham (moved in)
- #272 - Valerie Bozzi (moved in)
- #163 - Kristen Thompson (moving in soon)
- #298 - Judy Howard (moving in soon)

Capital Improvements /Paul Frederick

Roofing Project (Frank Cisz)

Phase 3 (Gray Section) of the Roofing Project is closing in on completion. As of the date of this report, (October 14th) we have 5 buildings and 2 garages remaining. Barring any potential weather interruption, we should be completed by October 23rd.

Meadow Hill

Committee Reports

Once we have completed these buildings, the gutter installations will be completed and we will continue working on punch list items which have been identified over the duration of the project. At this time, we are projecting to have the project substantially completed by the end of this month or 1st week of November pending favorable weather and the punch list items completed by December 1st.

FOB Project (Paul Frederick)

Prepared and submitted board packet reports comparing premise-based and cloud-based access control systems for the clubhouse and pool gate.

Evaluated vendor proposals from Horizon Technologies and L.E. Whitford Co., and developed executive summary presentation slides.

Finance Brenda Berk

Continuing work on the 2027 Budget. Waiting on backup for items that have been suggested by fellow board members to ascertain where they might fit in the overall budget. Specifically engineering consultants (by project), architect and arborist. The landscape contract is in flux, as it has expired. The maintenance committee is working on updates.

The overall HOA increase is targeted to stay under 10%.

Any thoughts or suggestions on cost savings or areas of spending that are a concern, please contact me at 860-463-8262.

Grounds /Jim Fuda (temporary chair)

The committee has established the need to evaluate the mature and overgrown shrubs and bushes around the complex and develop a

Meadow Hill

Committee Reports

plan for removal and guidelines for replacement for unit owners. The work will be done in phases.

The Committee will develop an information sheet for unit owners/residents for plantings in the four-foot area to better inform the community of how to use the area and when approvals required.

Committee Members are Roni Rottner, Barbara Knickerbocker, Joan Wentworth, Darren Hill, Martha Pac, Harris Berloe, and Dave Fillion.

Maintenance /Walter Brownsword

Maintenance committee completed the vetting of stair repair proposals and awarded the contract to Viola. Project is scheduled for late October and will be managed by the capital project committee.

Risk Management /Insurance Deb Wellington

Once all the buildings have been roofed, I will notify Bouvier, who will use this significant accomplishment to shop our insurance for 2027.

Sewer System Information (ad hoc)/ Laurie Arnold (new)

We created a "Think Before you Flush" flyer to remind residents of what not to flush or put down disposal to help protect our pipes and sewers. We've passed out to approximately 2/3 of residents, with the remainder to be done shortly.

Smoking Policy (adhoc)/ Peter Rothfarb

Smoking Policy Committee is preparing a format and strategy for taking a polling sample to explore resident attitudes about current and future Smoking Policy options at MH.

Meadow Hill

Committee Reports

This will involve door to door solicitation up to a certain point to provide some background and a basic question or two regarding the sentiment of residents on the topic.

Social Committee / Donna Whalen

See posted schedule in The Lark and posted on the calendar in the Clubhouse

Traffic Calming (ad hoc)/ Jim Fuda

Phase 2 will be completed with the installation of three speed tables at the end of October. Committee assignment completed.

Meadow Hill, Inc

Correspondence And New Business

We also request this letter regarding the 2027 Budget be placed in the upcoming Board Packet

1 message

Victoria Germani <vlgctrpr@gmail.com>

Thu, Oct 15, 2026 at 10:57 AM

To: Jim Fuda <jimfuda@gmail.com>, Donna Whalen <dtwhale53@gmail.com>, Deborah Wellington <dwellling5@cox.net>, Brenda Berk <bjberk413@gmail.com>, Walter Brownsword <wbjr33@yahoo.com>, Brian Milano <BMilano@imagineersllc.com>

Dear Meadow Hill Board Members,

Regarding the HOA fees for 2027, we respectfully ask the Board to consider limiting any fee increase to the essential costs of maintaining Meadow Hill, including routine maintenance, utilities, and necessary operating expenses. We recognize that these costs continue to rise and understand that an increase of approximately 5% to 10% may be necessary to cover them.

Over the past four years our HOA fees have increased by approximately 50%. In addition, residents have faced three significant special assessments since 2023: the fire-related assessment, the electrical assessment, and the substantial roof assessment this year.

In light of these cumulative expenses, we respectfully request that the Board consider a one-year moratorium on major capital projects and nonessential expenditures for 2027 to the extent financially and operationally feasible. This would provide residents with some much-needed financial relief for the coming year while ensuring that essential maintenance, utilities, and necessary operating expenses remain adequately funded.

We believe this would be a reasonable and responsible approach that acknowledges the financial pressures residents have experienced while allowing the community to maintain its existing infrastructure and plan for future needs.

Thank you for your time and consideration. We hope the Board will give this request serious consideration as it develops the 2027 budget.

Sincerely,

Victoria L. Germani

Sophie Masternak