



Cromwell Hills Condo Assoc.

(#1), Inc. – Phase 1

9 Birch Court

Cromwell, Ct 06416

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www.cromwellhills.com

Meeting Minutes

Regular Meeting of The Board of Directors

Tuesday, January 17, 2023

6:30pm – Clubhouse Conference Room {Zoom Broadcasted}

Meeting called to order by chair at 6:33pm. Quorum Present

Present: Joe Corlis Vice President, Eugene Goldstein, Treasurer; Donna Vahlstrom, Secretary; Gregg Levinson, Member; David Shelton, Member; David Stevens, Member; David Field PM.

Absent: Gina Margiotta; President, Joe D'Amico, Member

Acceptance of Minutes of Previous Meeting(s) December. Motion to Accept Gregg, 2nd David Stevens. All in favor.

Unit owner comments: None

Accept Treasurer/Financial Report : Motion by Donna, 2nd David Stevens, All in in Favor

Old Business:

- a) Conversation on Aluminum wiring; tabled
- b) PM has submitted 8 Front Door Styles to consider for Unit Owners to Purchase. Vote tabled so Unit Owners can look at the results of this action in Phases 1 & 2 which have been done.
- c) Vote to switch from Collinsville Bank to Liberty Bank, switch from a 2 signer system to a 1 signer system(Liberty Standard). Motion by David Stevens, 2nd David Shelton. All in Favor

New Business:

- a) **Stephanie's Contract has been renewed.**
- b) **Motion to work with Beavers in Pond Motion by Donna, 2nd by Eugene. motions passes.**

Committee Reports

- None

Property Manager Report:

Action Lists/ Projects:

- a) Contractors are being searched for Capital Improvements.
- b) Footbridge is safe to use with limitations.
- c) Contract has been signed for fire hydrant & wall, parts are being ordered.
- d) Electric Panels parts scheduled for May 1, 2023.

- e) Work Orders and routine maintenance done.
- 3 Resales.
- Correspondence Report - Warning sent to 1 Holly for parking violation.
- Unit Owners are reminded to keep vehicle doors locked to deter criminal activity.

Work Order Requests:

- Residents are encouraged to enter work-order requests through Buildium or call the office.

For the Good of the Association

- * David Field our Property Manager is doing a fantastic job.
- * Ann, Phil, and the BOD are all working hard to make this a Happy Community to live in.

Community Safety:

See something say something.

Meeting Adjourned 7:17pm

Next Meeting: Tuesday, February 21, 2023 6:30pm – Clubhouse Conference Room & Zoom Broadcast

Respectfully Submitted.

Donna Vahlstrom

Secretary