



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, February 21, 2023

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

Meeting called to order by chair at 6:30pm. Quorum Present

Present: Joe Corlis, Vice President; Gina Margiotta, President; Donna Vahlstrom, Secretary; Joe D'Amico, Member; Gregg Levinson, Member; David Shelton, Member; David Stevens, Member; David Field PM.

Absent: Joe Corlis Vice President; Eugene Goldstein, Treasurer

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

Unit owner comments:

Unit owner asked to have the lines and parking space numbers upgraded. They will be upgraded soon as weather permits.

Accept Treasurer/Financial Report : Report submitted late and it will be reviewed in March.

Old Business:

a) 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 and choose a few to pick from by email vote.

b) Investments transferred from Collinsville Bank to Liberty Bank, account will be closed, bank check made out to CHCA1 by March 1, 2023, process will be executed by Donna Vahlstrom, Secretary and signer. National Life Investment will be taken care of by Joe Corliss, Vice President.

c) Bridge update: Usable and signage will be put up to use caution, discussion to extend its life. Vote to table: Joe D., 2nd David Stevens.

d) Beavers are inactive, trees are wrapped with chicken wire, beavers will be left alone.

New Business:

- a) **Basement flood in 37 Mt Laurel, sub pump built(emergency vote to build). Motion not to file claim with our insurance, Vote: Motion by Gregg S, 2nd by David S.**
- b) **Roof Replacements: there's enough money to cover one roof, we will to get quotes to start the roof selected.**
- c) Renewed policy for wind insurance.

Committee Reports

- None

Property Manager Report:

Action Lists/ Projects:

- a) Pool update: Upgrades will be completed by us and Blue Lagoon.
- b) Fire Hydrant & Wall- Waiting on tentative date in March.
- c) Electrical Panels - May 1 upgrades anticipated.
- d) Work Order Reports:
 - 1) Will remove dead tree on Chestnut Ct Corner
 - 2) Roof Repairs and issues are most of the work orders.
- e) 0 Resales.
- f) Correspondence Report
 - 1) Bird Feeder Removed in Birch(attracting animals)
 - 2) Parking Violation in Cedarland
- 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 7:49pm

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

Respectfully Submitted.

Donna Vahlstrom

Secretary