**Agenda**

**Rosegate Farm Homeowners Association**

**October 16, 2024 7:00 PM - Zoom**

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| **Agenda** | | |
| **Time** | **Topic** | **Presenters** |
| 7:00 PM – 7:10 PM | Welcome / Introductions / Call to Order | Keith Cardoza, All |
| 7:10 PM – 7:15 PM | 2023 Meeting Minutes Review & Approval | Emily Candib |
| 7:15 PM – 7:30 PM | Financial Review | Courtney Simpson |
| 7:30 PM – 7:45 PM | New Business | Keith Cardoza, All |
| 7:45 PM – 8:00 PM | Open Forum | All |
| 8:00 PM – 8:15 PM | Nomination of Officers | All |
| 8:15 PM – 8:20 PM | Closing | All |

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| **Attendees** | |
| **2023 – 2024 Board** | **Neighbors** |
| Keith Cardoza | Joanne Lussier |
| Emily Candib | Cyndi and Frank |
| Matt Kirby | Mike Aiello |
| Steve O’Rourke | Annie Williams |
| Courtney Simpson | Michael Levesque |
|  | Bill & Alex Bruttani |
|  | Barry Glennon |
|  | Corinne Benefield |
|  | Molly Dobmeier |

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| **Actions** | | |
| **#** | **Action** | **Owner** |
| 1 | Connect on Nextdoor App Configuration | Cyndi & Emily |
| 2 | Contact City for Maintenance of Gas Line/City Property as Needed | Neighbors Individually |
| 3 | Post Link for Neighborhood Alerts on Facebook Page for Awareness/Optional Engagement | Frank |

**Meeting Notes**

* Keith and the board welcomed neighbors

**Prior Years Meeting Minutes**

* Emily Reviewed Last Year’s Minutes
* Meeting minutes unanimously approved
* Cyndi – Discuss Nextdoor App some more
  + Can set a geofence for neighborhood and postcards are sent out for radius/streets defined

**Financials**

* Courtney walked through financials
  + Started off last fall with $21,636.14
  + Expenses as anticipated
  + Reviewed miscellaneous expenses
  + Total expenses; $16,198.18
  + Reserve is $22,112.96
* Outstanding dues from 1 neighbor from last year and this year
* Lowest point is around June/July consistently
* Keith – Money for attorney is reimburse when court case is settled
* No further questions/comments on financials
* Mike – There was discussion on raising the dues, is there talk for next year?
  + Keith – Was conversation shortly before meeting, board has discussed possibly raising dues or looking at late fees and do $50/month
  + Nothing definitive decided

**New Business**

* Keith – Define board is and responsible for – there has been dialogue in Facebook page with expectations
  + Board is responsible for common areas
  + Board is not involved in private property manners
  + Mike – In bylaws there is text around junk on property, keeping grass cut etc.; thought it was more than common land
    - Keith – board needs to look at bylaws further and take that into consideration
  + There have been incidents over the past year with dogs and common area – neighbor raised concern to board to explore what rights neighbors have
  + Common areas are common areas for us as neighbors in neighborhood – anyone not part of neighborhood is technically trespassing and neighbors have right to call the police
  + Facebook past is not a formal association page – anything neighborhood related should go through website/email
  + Request to explore signage for common areas – Ward 8 Alderman indicated we are on own for signage as it is private property
    - Board met over the summer and discussed and neighborhood would need to fund, not the board
* Green Magic
  + New 2 year contract with slight increase – board agreed to renew
  + Keith asked for any common area concerns through website
  + Cyndi – every week he is missing things
  + Emily – Keep in mind, gas line area is maintained by the city, not Bob – city comes to clear cut
  + Anyone can call the city at any time to take care of it (similar to pot holes) – Dept of Public Works is contact
    - Steve – Guesses it’s Highway Dept or DPW
* Neighborhood Clean Up
  + Morning of Nov 2nd - 8/9am
  + Leaf clean up is not focus; that is Green Magic
  + Focus is tree pruning

**Open Forum**

* Mike – 77 Rosegate was Foreclosed, has that been sold?
  + Not aware of foreclosure
  + Mike saw online it was foreclosed
* Barry – Association getting involved in non Rosegate property; do not believe it is prohibited from association taking position on something
  + Barry – Proposed building behind County Walk – as homeowners in the association with a direct impact on people; if development were to go through, neighbors will be listening to machines for next 3-4 years and right of way that exists on Rambling/County Walk for access point
  + Keith – Request was for HOA to take this and run with it and for Keith to sign letter as president of the association with opposition – if it is private area, individual neighbor representation is the way to go
  + Keith – previous neighborhood dispute board was asked to get involved and HOA took position of private property and need to be consistent – do not want lines to be blurred
  + Barry – understand the distinction – feels this has now been addressed
* Cyndi – Board meeting and decision was made on sign for common area – what was rationale? If common area is an area where board can take action, why wouldn’t we?
  + Keith – board is not opposed to sign, didn’t feel as though HOA fees should pay for sign
  + Board is responsible for upkeep of area, not policing it
  + Keith invested a ton of personal time in the single situation and police officer is unclear where to draw the line from an HOA perspective
  + If neighbors feel we should put up signs we can explore
  + Emily – wasn’t enough awareness / incidents for the board to make a decision at that time so we did not want to invest the funds at the time for a one-off incident
* Cyndi – Party on Corning used Rosegate for parking
  + Keith – had previously run into this in the entranceway – city said they have every right to park there unless they’re blocking driveways
* Anne Williams – Right of Way – Do we know if it abuts common land?
  + Matt shared link in chat
  + Abuts property owners for Rambling/Country Walk
  + Cul-de-sac at top of the hill – indented to be emergency access
    - Joanne – this was discussed at the meeting and Lucas road was the considerations, the others did not make sense for their plans – not sure how that is more convenient
  + Keith – discussed with land owner on Lucas and he said he’d never allow it
  + Barry – 93m project
* Frank - Manchester Alerts - Can we put this on our website/Facebook page for people to subscribe to?
  + Frank receives email from the city with details
  + Website: <https://www.neighborhoodalerts.com>
  + There is a list of items that people can get alerted on
  + A lot of burglaries on Sheffield lately

**Nominations/Elections**

* President
  + Emily nominated herself
  + All in favor, none opposed
* VP
  + Keith/Barry nominated Steve
  + All in favor, none opposed
* Treasurer
  + Keith nominated Courtney
  + All in favor, none opposed
* Secretary
  + Cyndi interested in secretary position - Discussed her taking point on Nextdoor app
  + All in favor, none opposed
* At Large Members
  + Matt Kirby
  + Liell O’Rourke
  + Barry Glennon
  + Frank Neboraski
* Web Administrator
  + Emily can continue - Emily pays for website out of her own pocket
  + Can discuss in future board meeting
  + Emily open to having a dedicated web administrator/second access point

**Closing**

* Meeting Adjourned at 8:03 PM