



Cromwell Hills Condo Assoc.

(#1), Inc. – Phase 1

9 Birch Court

Cromwell, Ct 06416

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[www.cromwellhills.com](http://www.cromwellhills.com)

## Meeting Minutes

Regular Meeting of The Board of Directors

Tuesday, July 19, 2022

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

Meeting called to order by chair at 6:31pm. Quorum Present

Present: Gina Margiotta, President; Joe Corlis, Vice President; Eugene Goldstein, Treasurer; Donna Vahlstrom, Secretary; Joe D'Amico, Member; David Shelton, Member; Jim O'Toole, Member.

### Unit owner comments

- \* Discussion on transfer our accounts to local bank.
- \* Audit of 2021 - completed
- \* Discussion of reserve fund and money market account.
- \* Add a line after percentages for totals on our accounts.
- \* Discussion dumpster concerns in Cedarland court.

### Accept the minutes of the June 21st meeting

- Motion by Corlis, 2nd by Shelton. 7-0 Motion passes.

### Old Business

- Our property is insurable, getting quotes.
- Work completed on Chestnut Court Decks waiting for final inspection.
- Aluminum wiring: there has never been a fire associated with it, will review again next year.

### New Business

- Discussion on filling in Kiddie pool, options.
- Discussion on restoring bridge, patching, painting.
- Discussion on fixing pool showers.
- Discussion on beautify pool area, paint and stencil edge
- Discussion on Handicap parking at clubhouse, contacting attorney.
- Discussion on OSHA Safety in maintenance area

### Committee Reports

- None

### Property Manager Report

- Action Lists/Projects -
- Seasonal things taken care of work orders

- Sprinklers repaired.
- Quotes for roofs.
- Pond Renovations
- Prices to paint pool edge, stencil, touch up clubhouse, bridge are minimal.

**Work Order Report**

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

**Accept the Treasurer's Report**

- After a brief explanation of understanding financial statements and reports,
- Motion by Goldstein, 2nd by D'Amico. Motion passes 7-0

**For the Good of the Association**

- \* Our CHCA Phase 1 Staff and Board has bright people who care.

Big thanks to our community for their trust.

Motion to Adjourn by Margiotta, no second is required, unanimous consent at 7:35pm

*Next Meeting: Tuesday August 16, 2022 6:30pm – Clubhouse Conference Room & Zoom Broadcast*

Respectfully Submitted.

***Donna Vahlstrom***

Secretary