Cromwell Hills Condo Assoc.
(#1), Inc. – Phase 1
9 Birch Court
Cromwell, Ct 06416
860-635-7070 * 860-635-7073 (Fax)
www.cromwellhills.com

Meeting Minutes

Regular Meeting of The Board of Directors
Tuesday, January 20, 2026
6:31 pm – Clubhouse Conference Room {Zoom Broadcasted}

Meeting called to order by President Gregg Levinson 6:34pm. Quorum call:

Present: President Gregg Levinson, Vice President Janet Cook, Treasurer David Shelton(online), Secretary Donna Vahlstrom, Member Dennis Baich, Member Joe Corlis, Member Rich Spencer(online), Property Manager Alison Bliss.

Absent: Member: Jennifer Liberty, Member: Joe D'Amico,

Acceptance of Minutes of Previous Meeting, Motion: Janet, 2nd Dennis, all in favor.

Unit owner comments:

Unit Owner came to discuss parking the work vehicle that her son drives. Discussion about where to put it and if it is allowed, this will be followed an investigation that will be made by pm.

Acceptance and reading of the financial report: Motion to accept: David Shelton, 2nd Dennis, all in favor.

Old Business:

a) The Aluminum Wire project is complete 100%.

b) Roof Repairs continue on an as need basis, based on leaks.

c) Solar light for Linda/East view/ Cromwell Hills installed.

d) Still waiting on Ever Source to fix main light.

New Business:

a) Getting Quotes to replace several electrical service panels. Panels are old. 3 quotes(estimates) needed, ballpark $13,000. to $18,000 each.

b) PM meeting with new landscapers and snow removal companies for the future.

Comment: Unit owners don't move their cars when snow plow is coming.

c) Commercial vehicle rule change.

We are looking to amend our rules and find a place for these vehicles to park.

Property Managers Report:

1) Action Lists /Projects:

a) Clubhouse will be updating/painting, doing repairs and getting quotes.

Plumbing issue occurred with one of the party rentals, those people are banned from renting the clubhouse again.

b) Plumbing issue resolved for Cedarland 20-32. Issue was clogged pipes from wipes. We purchased mitigation equipment to ease finances due to hiring out mitigation companies.

c) Work responsibility for damages to Cedarland from pipe backup. Only unit damaged was 26, the basement carpet areas were ruined, unit owner asked us to replace. Discussion and PM is seeking quotes for the replacement.

d) Pothole repaired on corner of Cromwell Hills Drive and 372.

e) Property Manager will be taking over 90 day delinquencies and working with unit owners to reduce attorney fees.

WorkOrder Reports:

a) Working on repairing ceilings due to water damage and past roof leaks. T Construction is doing whatever Phil deems necessary.

b) Phil is keeping up on work orders.

Resale Summary:

3 Resales: One 2 bedroom $304,000, One 3 bedroom $245,000, One 2 bedroom $215,000.

Correspondence Report:

0 fines, 1 violation, 1 final notice

- The town picks up items call 860-632-3420. Details will be forthcoming for a designated pickup area.

* A prosperous community works together.
* Big Thanks to Alison, Julia, and Phil for doing a great job.
* Happy New Year to All.

Work Order Requests:

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

For the Good of the Association:

* Attend board meetings, 3rd Tuesday of every month, 6:30pm in the clubhouse.
* Be active members of the community.
* Break down boxes/recycle.
* Clean up after pets.

Community Safety:

* See something say something.
* Call 911 for criminal activity.
* Keep unit front lights on at night for safety.
* Unit Owners are reminded to keep front doors/vehicles locked to deter criminal activity.

Meeting Adjourned: 7:23 pm Motion Janet, 2nd Dennis, all in in favor.

Next RegularMeeting: Tuesday, February 17, 2026 6:30pm – Clubhouse Conference Room & Zoom Broadcast

Respectfully Submitted:
Donna Vahlstrom