

Upham Farms Annual Meeting
October 25, 2021

Meeting Called to Order at 6:34 pm after Quorum Reached and Verified

Items Discussed:

- Review of Meeting Minutes from Annual Meeting on October 26, 2021
 - Barbara Washburn made motion to accept, seconded by Colleen Carney, all in favor, motion carries

- Finances
 - Bank balances reviewed
 - Account activity reviewed
 - Review of status of envelope reserve
 - Reviewed account activity and HOA assessment logs
 - Reviewed actual expenses versus budgeted expenses
 - Taylor proposed the budget for 2022, after discussion, no objections were made

- Items Discussed:
 - Self management by Board/ Taylor's role
 - Envelope project status update
 - Website changes and introduction of the issue form on website
 - Discussion regarding the new attorneys
 - advising attorney
 - collections attorney
 - our attorney suggested hiring an attorney that specializes in collections for any issues with HOA fees
 - insurance company attorney for lawsuit
 - Update on the current lawsuit
 - Septic update
 - Landscaping/snow removal update
 - Board will ask plow company to plow snow away from buildings
 - Review of winter parking rules
 - November 15 through April 15, no large vehicles to be parked in the overflow parking area, no long term parking, if going away, you should park in driveway or overflow parking area
 - Water committee
 - Trash pickup
 - Garage painting
 - Dryer vent cleaning
 - Pet policy
 - Grilling safety
 - Radon notice
 - Suggestion made to remind people a couple of times each year what can go through the septic system; fliers will be obtained from Helgerson's and distributed
 - Joe wants the streetlights replaced because they do not turn off during the day, after discussing the cost of replacement versus the electricity cost, all agreed to leave as is

- Joe also suggested getting National Grid to replace the poles at the end of the road; Taylor said if he gets her the pole numbers, she will request repair
- Discusses employing Nathan Rondeau from Leblanc Electric for electrical repairs

- Board position nominee

- We have three positions available, Chris and Carolyn on ballot to extend their terms, Barbara Washburn was the only volunteer for the third position, no objections made, Barbara appointed to the Board

Joe made motion to adjourn, seconded by Jean, all in favor, motion passes