

Upham Farms Annual Meeting  
October 22, 2025

Meeting Called to Order at 6:38 pm after Quorum Reached and Verified (20 owners present in person)

Items Discussed:

- Review of Meeting Minutes from Annual Meeting on October 7, 2024
  - Maria Notley made a motion to accept, seconded by Audrey Aho, all in favor, motion carries
- The Board and new owners introduced themselves
- Three units sold in 2025
  - 15B for \$325 Thousand, at \$172.00/sq ft
  - 17B for \$250 Thousand, at \$149.00/sq ft
  - 22B for \$370 Thousand, at \$159.00/sq ft
- Discussed 2025 projects
  - The HOA collected \$59,400 for projects for 2025
  - The rake boards on the even side were replaced with PVC trim and painted
  - The siding was repaired on 15A, 15B, 15C, 15D, 17A, and 17B
  - The wall on 23A was replaced and sided with vinyl siding
  - The septic system went through Title V
  - Wood around the property that was in good condition was painted or coated with wood sealer to preserve the condition of the wood
  - Reserves were put aside for the roofs on 18, 20, and 22, which will need to be replaced in the future due to their age
  - Plumbing repairs were made to the watershed
  - Extra lawn care was done
  - Total cost for the above was \$58,300
- Finances
  - Reviewed bank balances
  - Reviewed the budgeted and actual costs for 2025 budget amendment
  - Reviewed proposed budget for 2026
    - Reviewed proposed projects and their costs for 2026
    - HOA payments - HOA payments are due on the first of the month, the fee for late payments is \$25. The HOA payments made in December will be applied to late payments first so please keep this in mind when issuing your payment if you have late fees.
    - There was a considerable increase in the insurance premium despite the fact that individual deductibles per owner increased to \$10,000. The insurance was put out to bid and our current carrier was the most reasonably priced. The increase is due to the amount buildings are

insured for and the rising costs of supplies and was unavoidable. This resulted in a special assessment in the amount of \$207 per unit.

- Discussed the HOA fee and Special Assessment for 2026

- Other items:
- Please remember to complete the issue form on the Upham Farms website if you have a non-urgent issue, if you have an urgent issue, please contact property management or the number on the website as the issue forms are reviewed at the Board of Trustees meetings; if you receive a response stating when your issue will be resolved and it is not resolved, please email the Board or submit another form, there have been some miscommunications where the Board was informed that an issue was resolved and it was not.
- Please make sure vehicles that are frequently parked on the property are registered, this is used for emergencies, snow plowing, tree removal, etc. If we cannot get a vehicle moved for plowing or other issues, it will be towed at the owner's expense, the HOA has contracted with Cruise Control Towing
- The speed limit on the property is 15 MPH, please remain within this limit for the safety and consideration of other members of the Community. There have been complaints about loud music, aggressive driving, car washing, and commercial vehicles being parked on the street or in driveways. Commercial vehicles and exceptionally large vehicles should be parked in the overflow lot. Car washing is not allowed because it uses a lot of water, which is metered to the Community as a whole, so this raises everyone's water costs unfairly
- Per our property insurance policy, there are to be no grills within ten feet of any vehicle or structure; it is okay to store these within 10 feet of our unit if it is cooled and covered
- Fire pits are not permitted on property
- We have a new septic company, they will be performing some maintenance they recommended and coming to pump the system
- Trash must fit into your tote, it cannot be overflowing or stacked next to it. Some members of the Community have spare space in their totes, please reach out if you need to utilize that space.
- Garbage disposals are not allowed on property due to the damage they cause to the septic systems. Only toilet paper and waste should be flushed, no feminine products or flushable wipes, as these also clog and damage the system.
- Barrels of salt will be disbursed throughout the community as they were last year, we will post the location of the barrels
- The Board of Trustees has been working with the town to start the process to accept the area below the condos as a public road, we have not made a lot of progress as the Town is not interested in assuming ownership, it was recommended that we attend town meetings and ask them to take over that part of the road, Joe said he will attend the meetings
- Our rep has left the propane company, please pay attention to your bills, you should only be getting charged the usage amount plus \$9.99 fee, they keep changing what they label it

- Any updates to plumbing or HVAC need to be done by a licensed and insured professional and a permit from the town has to be granted, please contact property management first
  - You have the option to paint your front porches yourself if you wish to, the HOA will pay for the paint, please contact the property manager or Board of Trustees to get the paint; rear decks are each owner's responsibility, any changes to these need to be approved by the Board and a permit through the Town must be obtained; gazebos on the deck are permissible as long as they are secured and they don't impede on your neighbors
  - Unit owners are responsible for their garage doors, the association pays for the trim, the HOA did pay for garage doors to be painted as it approves the aesthetic appeal of the property
- Interior temperatures must be set at a minimum of 55 degrees in winter months
  - Please make certain that your water to your exterior water spigots is turned off
  - There was a discussion about the gazebo, it either needs to be repaired or torn down, the Community voted as a whole to tear it down
  - We are 100% owner occupied
  - We discussed the water quality, most units do not have an issue with their water, you can get added to the Town of Southbridge's flushing list
  - We discussed retaining walls, they were evaluated and there were no immediate issues, some unit owners said a couple are worse than they were, they will be reevaluated
  - There was discussion about landscaping, some unit owners think the grass is too long, others think it's too short
  - Reminder that the Board of Trustees is comprised of volunteers, who pay the same HOA as everyone else and that the association is working with limited funds so items will be addressed based on priority and availability of funds.
  - Board positions: Cheryl Cameron and Christopher Senseman have fulfilled their terms on the Board, Chris is willing to serve for another two-year term, Audrey Aho volunteered to serve on the Board for a two-year term, there were no other volunteers, Maria Notley made a motion to accept Chris and Audrey as Trustees, Jeanne Robertson seconded, all were in favor

Meeting adjourned