

Finch Farms Annual Meeting Minutes

November 13, 2025

- Meeting called to order at 6:05 PM
- The board instructed management to allow for a write in on the ballot for Jay Reid
- Russ began meeting with introduction and over view of the meeting
- An owner asked about documents showing up upside down on the portal. Bristol South will adjust these documents to show properly
- Russ explained how the budgeting process works and highlighted insurance, loans and reserve accounts
- Russ reviewed 2024 financials
 - Highlighted trash and irrigation
 - Owner asked about recycling and it was explained that it would be more expensive and a nuisance to the community if it was added
- Russ reviewed the 2025 financials YTD
 - Explained that we are currently under budget for the year
- Owner asked about snow and excessive salting
 - Russ explained that the plow companies have large liability policies and that they have been excessively salting to avoid potential slip and fall cases
- Balance sheet was reviewed and explained
- Discussed septic items. Mentioned that buildings on town sewer still need pumping's due to the pitch of the lines that lead out to the town sewer lines
- Completed projects for discussed
 - 24 Carol had new roof installed
 - 48 Finch had a paving project completed
 - Large tree over hanging 48 Finch Unit 8 was removed
 - Yukon was brought back on as landscape team and made a number of irrigation repairs through out the community
- Upcoming projects discussed
 - Carol Dr is in need of new parking lot
 - Mailbox upgrades are going to be made. Mailboxes are deteriorating and in need of replacements. Residents in attendance were not in favor of metal mailboxes and preferred rebuilding what is in place currently
- Resident responsibilities were highlighted

- Decks and railings are owner responsibility and association is responsible for support of them. Deck staining has been done as a courtesy in order to maintain uniformity and upkeep but is technically an owner responsibility
 - Doors, windows, bulkheads and garages are owner responsibilities
 - Residents should not be doing landscaping on their own as they do not own the land
 - Decorations are allowed with board approval
 - Outdoor lighting in common areas is not allowed
 - Storage underneath decks should be limited
 - Visitor parking is on a first come first serve basis
- Ballots were asked to be turned in and reminded that there was only 1 vote per home allowed
- Meeting adjourned at 7:37 PM