



**Oronoque Village Tax District**  
**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**July 25, 2023 – 7 p.m.**  
**North Clubhouse, 600 North Trail, Stratford, Conn 06614**

The Meeting of the Board of Directors was held on the date, time and at the place set forth in the Notice of Meeting fixing such time and place and attached to the Minutes of this Meeting. Notice of the Meeting was on the Oronoque Village website ([www.oronoquevillage.com](http://www.oronoquevillage.com)) and sent out by eblast forty-eight hours prior to the meeting. The President called the meeting to order at 7:00 p.m.

**Calling of the Roll**

A quorum of Board of Directors was established.

There were present the following Board Members:

President Sabine Curry

Vice President Ron Cieccko

Treasurer Tom Becker

Secretary Janice Nachbar

Director Dennis Caffrey

Director Barbara Davis

Director Dan Kanner

Director Bill Tanski

Director Jonathan Towle

The minutes of April 25, 2023, were approved, unanimously, as presented.

**Report of Officers, Management and Committees**

The following Officer(s) presented report(s):

President Sabine Curry

Treasurer's Report Tom Becker

Road Report Jonathan Towle

Security and Safety Committee Report Bill Tanski

Tree Committee Report Dennis Caffrey

Energy Report Tom Aubin

**Old Business**

None

**New Business**

A motion was made by Sabine Curry to appoint Jonathan Towle as chair of the Roads Committee. The motion was approved unanimously.

A motion was made by Sabine Curry to appoint Nicholas Harding as chair of the Energy Committee. The motion was approved unanimously.

A motion was made by Sabine Curry to appoint Janice Nachbar as chair of the Security and Safety Committee. The motion was approved unanimously.

A motion was made by Sabine Curry to appoint Dennis Caffrey as chair of the Tree Committee. The motion was approved unanimously.

A motion was made by Sabine Curry to appoint Tom Becker as chair of the Finance Committee. The motion was approved unanimously.

**Closing Forum**

Minna Barrett (397A Ottawa Lane) asked a question about the legalities of spraying insecticides in the community. Sabine Curry said she will investigate it.

Tom Fuchs (784A North Trail) asked a question about the security budget allocation to the police department. He also asked about the plans for the paving of 10 remaining roads.

Ron Ciecko noted that there is an estimate for the balance of the repair of the 10 roads at a cost of about \$1 million while simultaneously working to pay off the \$1.25 million loan for the road project at a rate of \$250,000 per year. The unfunded balance is about \$33,000. The goal is to not use the road reserves and there is a hope that a surplus will go to the repair of the remaining roads. Payment plans are being reviewed.

Karen Hahn (531B Naragansset Lane) asked about plans to put the flashing lights back at the 4-way stop on Oronoque Lane. Sabine Curry said she will investigate it.

Catherine Hogan (72B Dakota Lane) asked about the road paving plans. Jonathan Towle said that Burns has made assurances that they will begin work in October and pave seven roads in just a few weeks.

**Adjournment**

Upon a motion made by Sabine Curry unanimously carried, the President declared the meeting adjourned at 7:43 p.m.

Dated: 10/30/23

Janice Nachbar  
Secretary

## ENERGY SOLUTIONS AD HOC COMMITTEE-STATUS REPORT 7/25/2023

### **Progress-**

- Our efforts here are stalled. In the most recent meeting with CSW Energy, our present Developer, it was stated by them that the project, as identified, is not feasible. This was stated without a presentation of numbers showing **energy generated, costs, and ROI for various financing options.**

### **Plans-**

- Make contact with an added Developer for the purpose of obtaining a second opinion.
- Generate an RFP with specifics of the program, defining in great detail what it is we are seeking and what the RFP should provide.
- Reach out to our counterparts at Heritage Village where an experimental program was run to place solar on a small group of units around 2015. Information gleaned from this program would be helpful.
- Most states have laws preventing HOA's from banning solar solutions on the unit rooftops. Connecticut, once again has elected not to put such laws on this years legislative agenda. An end-around for this is to change our bylaws at the grassroots level. This should be done simultaneously with the Architectural Committee creating standards for control of the design. We should begin this process immediately.

### **Problems-**

Our existing developer, CSW, did not provide the detailed feedback we had sought and instead informed us that the project did not look feasible...this without providing any data from which this conclusion was arrived at.



## **OVTD Security Report: 07/25/202**

**Since our last meeting the Access Control System was implemented within our buildings and pools. To date approx. 1600 residents have been on boarded with either cards, fobs or via a smartphone app.**

**This project was successful due to the planning efforts of our business office and maintenance workers. Their hard work and deep efforts paid off. We all say Thank You to these fine workers as they met the challenges of the scale of this implementation.**

**The budget for Security in this fiscal year is \$62,000, nearly unchanged from the prior year. Most (90%) of this amount goes towards paying the Stratford Police to patrol our community.**

**It is often asked “Why do we pay Stratford Police to do something they’re obligated to perform?” It’s a good question, but there’s a valid reason, and it goes to the core of why we have a Tax District. If we relied upon Stratford Police to patrol without paying extra, these patrols would be far less frequent, much more random and with no control on our part. Paying extra for these patrols, as we do annually, gives us control over them. They are far more frequent and not random as we control the scheduling.**

**Tax Districts in CT were created so that they can provide services where they are lacking and can be enhanced more than what the local town or city will furnish. This is exactly what we’re doing in the case of our Stratford Police Patrol expenses. And keep in mind these patrols have kept our community safe. It’s been nearly a decade since our last home break in.**

**While a flat Security budget may preclude any significant purchases this fiscal year, non monetary initiatives can be organized for the community’s benefit. These include on site seminars from Stratford Police on keeping our residents safe from financial predators. As an example, a few years ago we organized a well attend event here titled “Telephone and Other Scams.” It covered:**

- **Telephone Scams**
- **Grandchild Scams**
- **Money Wiring Scams**
- **Identity Theft**

**We also demonstrated to residents on how to block callers on their smartphones.**

**Thank you.  
Bill Tanski**

OVTD Treasurer's Report for the month of June 30, 2023  
And the Year ending June 30, 2023

**Income**

- (1) District taxes billed through June 30 were \$2,149,279. For the month, the tax revenue was \$179,187.
- (2) Other income through June 30 was \$66,949, \$2,442 of which is in the current month.
- (3) Interest income through June 30 was \$2,323 while the month had such income of \$108.

Total income is \$2,218,552. Other income includes OVCA's current year repayment of its 25-year promissory note to OVTD.

**Expenses**

Our fiscal year total actual expenses were less than our budgeted expenses by \$45,698. This is represented by lower expenses of \$10,000 or more in three accounts (contractual services, motor vehicle repair and storm expenses). There was only one account over budget by \$10,000 or more (refuse).

**Reserves**

Total monies in reserves are \$75,905, of which \$60,585 is the Road Reserve.

**Notes Payable**

We signed a new Note Payable during the year to pave some of the roads in Oronoque. The balance on June 30 was \$803,518.

**Delinquencies**

Under the OVTD collection policy, there are three units with assessments 90 days or more past due for a total of \$4,350. Of these past due amounts, \$650 was collected in 7/23.

Tom Becker

Treasurer

7/25/23

## Roads Committee Report

07/25/2023

1. The road paving project for the fall of 2023 is proceeding forwards. The following roads and cul-de-sacs are scheduled to be paved: Ottawa Lane, Sequoia Lane, Dakota Lane, Montauk Lane, Creek Lane, the 103 cul-de-sac, and the 86-cul-de-sac.
2. The drainage issues on Dakota Lane will be addressed before the paving begins. Our contractor will be digging up and repairing the entire drainage system starting in early September. They will also be doing preparatory work on the other roads scheduled to be paved.
3. Road paving will start on the week of October 16. We have received assurances from our contractor that the work will start on time, that the paving work will be continuous, and that the project will finish on schedule. As residents are aware, there were delays in the 2022 paving that left some roads without curbs for nearly a year, but this year we are determined to finish on time. We expect that these residents will be enjoying new roads and curbs by the end of November.
4. Besides the roads and cul-de-sacs, we will be paving 3 or 4 driveways, and doing extensive patching. Our maintenance department is aware of the potholes that have developed in some of the roads and driveways, and will be giving a full list of work requests to our contractor.
5. The incorrect and unsightly curbing that was installed on Piute Lane last year will be remedied. The Oronoque maintenance department is installing a new catchbasin to fix the drainage problem, and when that work is complete our contractor will install the correct curbing.
6. The cost of the 2023 paving project will be approximately \$480,000. We have drawn down the remaining funds of approximately \$447K from the Milford bank loan and invested them in a 6-month CD. This money, together with some of the money from the Road Reserve, will be sufficient to pay for the project. We anticipate that the Road Reserve will have a surplus at the end of the 2023-24 fiscal year.
7. The committee will be meeting in the fall to look at the overall financial picture of our roads paving needs. In this paving cycle, the lack of reserves has held us back, and while the loan from Milford Bank gave the project a substantial push forward, we still have roads in need of paving. The committee will be investigating all available options to finance the paving of these roads.
8. The roads committee is aware of the need to do better long-term financial planning. We intend to look at our policy for the Road Reserve fund, and see whether we have sufficient reserves to match our probable expenses over the current and subsequent paving cycles. Ideally, we should be reserving sufficient funds to be able to meet our paving expenses as they occur, and have a healthy cushion for unexpected contingencies.

## **Trees Committee Update**

**July 25, 2023**

The 2023 Pruning & basic maintenance program continues on schedule and barring any weather related delays will be completed as planned. This includes having Mighty Oak complete the systemic pesticide injections of the arborvitae for the Mugo pines, arborvitae and white birch trees.

The annual pruning cycle is well underway. Once again we are using Lemos Landscaping. Scheduling of areas identified as Sections 1 thru 9 have been mapped. Also updated maps and information will be available on the OV website. Maps & information has been given to the Maintenance Committee for the representatives to inform their residents.

As noted an earlier report we will be closely monitoring the trees & plantings bordering the golf course to observe possible changes to "our side" of the Course. The changes caused by the large tree removal will have an effect caused by shifting wind & light patterns, and drainage flow and possible weakened roots.

Dennis Caffrey