



**Oronoque Village Tax District**  
**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**October 24, 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 Ciecko

Treasurer Tom Becker

Secretary Janice Nachbar

Director Dennis Caffrey

Director Barbara Davis

Director Dan Kanner

Director Jonathan Towle

There were present the following Management Representatives:

Mark Rhatigan, Executive Director

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

**Report of Officers, Management and Committees**

The following Officers presented reports:

President Sabine Curry

Treasurer's Report Tom Becker

Road Report Jonathan Towle

Security and Safety Committee Report Janice Nachbar

Tree Committee Report Dennis Caffrey

Energy Report Nick Harding

**Old Business**

None

**New Business**

A motion was made to appoint Patrick Hurley to the position of Director at OVTD was made by Sabine Curry and seconded by Jonathan Towle. The motion was approved unanimously.

A motion to apply the surplus of approximately \$45,000 to the road reserve account, which can only be used and approved by the OVTD Board was made by Thomas Becker and seconded by Ron Ciecko. The motion was approved unanimously.

**Closing Forum**

Betty Mulholland (273B Running Brook Lane) spoke about the road paving plan.

**Adjournment**

Upon a motion made by Sabine Curry unanimously carried, the President declared the meeting adjourned at 7:35 p.m.

Dated: 1/20/24

  
Secretary

## Roads Committee Report

10/24/2023

1. Burns is currently paving the roads planned for the fall of 2023. They have started by taking up the driveways and milling the roads, and then will proceed to paving. Although they were a week late due to delays in other projects, the work will be continuous now that they have arrived and started. Ottawa Lane, Sequoia Lane, Dakota Lane, Montauk Lane, Creek Lane, the 103 cul-de-sac, and the 86-cul-de-sac will be paved.
2. The drainage issues on Dakota Lane are being worked on. After finding a giant mass of vegetation blocking the main pipe, our Oronoque maintenance group was able to successfully remove it. Burns was then able to examine the entire pipe with cameras. There is some cracking in the joints, and other weaknesses. Since it would cost nearly \$100,000 to replace the pipe, we are looking at relining it with epoxy, which can be done for a much lower price. During the paving, Burns will be digging up and examining one of the side pipes that is not draining properly. We believe these fixes will bring the drainage on Dakota Lane up to a good standard.
3. Besides the roads and cul-de-sacs, we are paving 2 driveways, and looking at another one that is in poor condition. There are also some driveway potholes that will be patched in this paving cycle.
4. 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. This money, together with some of the money from the Road Reserve, will be sufficient to pay for the project. The repairs to the drainage problems on Dakota Lane will be drawn from the Infrastructure Reserve. We anticipate that the Road Reserve will have a surplus at the end of the 2023-24 fiscal year.
5. Mark Rhattigan and his team are looking at the drainage and erosion problems on Algonquin Lane. Having Freeman's Creek completely redone by an outside contractor would be prohibitively expensive, so we are looking at work that can be done by our in-house staff. Mark believes it is possible for us to make considerable improvements, and at least stabilize the situation.
6. The Roads Committee is looking at possible ways to continue paving roads while paying off the loan from Milford bank over the next four fiscal years. We intend to do a full analysis of our fiscal position, and try to come up with a way to increase our reserves in the future.

OVTD Treasurer's Report for the Month of September 30, 2023  
And the Three Months Ending September 30, 2023

**Income**

- (1) District taxes billed through September 30 were \$577,113. For the month, the tax revenue was \$192,371.
- (2) Other income through September 30 was \$51,695, \$1,772 of which is in the current month.
- (3) Interest income through September 30 was \$551 while the month had such income of \$183.

Total income is \$629,359. 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 \$24,354. This is represented by lower expenses of \$5,000 or more in three accounts (contractual services, refuse and gasoline and oil).

**Reserves**

Total monies in reserves are \$549,510, of which \$517,173 is the Road Reserve. The final monies were drawn down from the road line of credit to lock in the 3.5% interest rate.

**Delinquencies**

Under the OVTD collection policy, there are eleven units with assessments 90 days or more past due for a total of \$9,277.

Tom Becker

Treasurer

10/24/23

# September 28, 2023 Security Meeting

Mark Rhatigan- Executive Director  
Ryan Hankey-Director of Maintenance  
Shelly Shapiro- Committee Member  
Manny Campisi-Committee Member  
Janice Nachbar-Committee Chair

1.Lighting- one of the most frequent complaints at our recent round table meeting was in inappropriate lighting (i.e.streetlights on in the daytime) and mismatching or glaring bulbs. The office has supplied us with a map identifying each light by number. Our committee will survey all of the streetlights in the community and will mark each one off on the map if it needs attention. Hopefully, we can save on electricity on the lights on in the daytime and will enhance the look of OV The results of this survey will be given to our maintenance dept and Executive Director for further action.

2.Street markings- There are many intersections in the Village without a Stop sign or Safety Block (white line at corner). In order to make our intersections safer and attempt to slow down traffic, we will do a survey of all streets to see where additional markings are needed.

3 Recent Break-ins-.Committee member Bob Sabo and I will contact the Stratford Police, along with two resident former Stratford Police officers, to ask for better police coverage.

We will need additional volunteers for the lighting survey and will recruit them from the community. These projects will require volunteer hours but minimal expense.

Respectfully Submitted  
Janice Nachbar- Security Chair