



**Oronoque Village Tax District**  
**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**January 23, 2024 – 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 Barbara Davis
- Director Dan Kanner
- Director Jonathan Towle

There were present the following Management Representatives:

- Mark Rhatigan, Executive Director

The minutes of October 24, 2024, were approved, unanimously, with one correction.

**Report of Officers, Management and Committees**

The following Officers presented reports:

- President Sabine Curry
- Treasurer's Report Tom Becker
- Executive Director's Report Mark Rhatigan
- Road Report Jonathan Towle
- Security and Safety Committee Report Janice Nachbar
- Tree Committee Report Dennis Caffrey
- Energy Report Nick Harding

**New Business**

A motion was made to change the OVTD Board of Directors Election Ordinance so that candidates for Board positions require petitions signed by at least 10 OV residents supporting the candidates. Residents may show support for only one candidate. The motion was made by Sabine Curry and seconded by Ron Ciecko. The motion was approved with four in favor and two opposed (Dan Kanner and Barbara Davis) and one abstain (Jonathan Towle).

**Closing Forum**

Catherine Hogan (72B Dakota Lane) asked about the candidates' petition and the percentage of unit owners who voted on the declaration.

**Adjournment**

Upon a motion made by Sabine Curry unanimously carried, the President declared the meeting adjourned at 7:55 p.m.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Secretary

## Roads Committee Report

1/23/2024

1. Burns has completed the Fall 2023 paving project. The following roads have been paved: Dakota Lane, Montauk Lane, Ottawa Lane, Sequoia Lane, Creek Lane, the 103 cul-de-sac, and the 86-cul-de-sac. In addition, Chickasaw Lane has been patched, two driveways have been paved, and other driveways have been patched. The project came in on budget, and Burns will be paid in January using the remaining money from the Milford Bank loan, on which we were able to earn several thousand dollars in interest.
2. The drainage issues on Dakota Lane have been remediated. Our Oronoque maintenance team was able to successfully clear a blockage from the main pipe. Burns dug up the other pipe, and replaced several sections that had deteriorated. After these repairs were done, we were able to determine that the remaining drainage system was in relatively good shape. When Burns paved Dakota Lane, they contoured the asphalt so that the water would run away from the lower levels and garages, and down the center of the road into Freeman's Brook. Since the repairs were complete, there have been several very heavy rainstorms, and we have found that the road is draining correctly. The overall cost of the infrastructure repairs was significantly less than we had planned.
3. The Roads Committee and the Executive Director are looking at how the remaining roads in the South Village can be paved. Over the next four and half years, we will be repaying the Milford Bank loan at a rate of \$271K a year, which means we will not be able to proceed as rapidly as in the past. We will be paving the worst roads first, using the available funds to get as much of the needed work done as possible. Further details will be provided in April when we have more definite plans.
4. The Roads Committee has looked into our overall reserve position, including how we should be reserving for the 2030-50 paving cycle. With proper planning, we should be able to put aside sufficient money so that we can pave the roads and still have a sufficient reserve for unexpected contingencies. In the current cycle, we will have spent about \$5 million. However, if we had paved all the roads at 2024 prices, we would have spend about \$8-9 million. This implies that we should be budgeting at least \$400K a year in 2024 dollars for road paving, whether the money is used immediately or added to the reserve funds.
5. The Roads Committee acknowledges that the remaining roads that require paving are a significant problem, However, our overall condition has some strengths. Of the 57 roads in the Village, 25 have been paved in the last 5 years, and 41 have been paved in the last 10 years. These roads are a valuable asset to the Village, and will probably not need to be repaved until after 2040. This should give us time to catch up on paving, and put aside additional reserves during the early part of the 2030-50 repaving cycle.

## Alternative Energy Committee Report

January 23, 2024

1. Attention since the last OVTD meeting has been devoted to the SWOT analysis and discussion with a pair of insulation vendors who are interested in reviewing our condos to develop prototype insulation plans. Site visit to be scheduled.
2. Planning for spring includes scheduling our prospective geothermal consultant and his well driller to review the property in the vicinity of the clubhouses, the Maintenance shed and the Blackhawk Clubhouse.
3. Investigation of the TSLA Roof or other similar roofing option is to be scheduled.
4. Review Architectural Committee for energy projects that have been done by unit owners to develop a report on what unit owners found successful in reducing unit energy costs.

# TREES COMMITTEE REPORT

JANUARY 23, 2024

The 2024 Tree Pruning & Basic Maintenance Program Started in December and is on schedule barring any weather related delays will finish as planned. The use of “outside Contractors and leasing of high lift equipment as needed” continues to work well both budget and work wise.

Tree and Ornaments shrub replacement will re-start in early Spring continuing the successful 2023 work. In addition to replacing those that have been damaged by various causes Maintenance is preparing a schedule for installing new trees and ornaments as requested by residents. The advanced scheduling have helped “manage” work order back log.

Once again we are all reminded to use extra caution when driving through areas where tree work is in progress and to stay clear of the chipping machine which will be near the lift.

Dennis Caffrey

OVTD Treasurer's Report for the Month of December 31, 2023  
And the Six Months Ending December 31, 2023

**Income**

- (1) District taxes billed through December 31 were \$1,154,434. For the month, the tax revenue was \$192,440.
- (2) Other income through December 31 was \$56,494, \$1,698 of which is in the current month.
- (3) Interest income through December 31 was \$1,648 while the month had such income of \$210.

Total income is \$1,212,576. 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 \$74,701. 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 \$615,983, of which \$529,610 is the Road Reserve. The road reserve balance has since been reduced by \$491,472 in 1/24 to pay for the five roads completed in 11/23.

**Delinquencies**

Under the OVTD collection policy, there are eleven units with assessments 90 days or more past due for a total of \$10,521. Of these past due amounts, \$2,134 was received in 1/24.

Tom Becker

Treasurer

1/23/24

## **Security Committee Safety Survey**

The security committee is beginning a safety study of our roads and are asking residents to report unsafe conditions. We request notification as to need of stop signs, white safety bars and limited views at curves and intersections. All residents are invited to help us in this assessment. Results will be forwarded to management for further study and action, if deemed appropriate.

Comments can be sent to Janice Nachbar at [Janicenachbar@gmail.com](mailto:Janicenachbar@gmail.com)

A survey of street lighting will commence in the spring

Respectfully submitted Janice Nachbar, Chair