Upham Farms Annual Meeting
October 19, 2026

Meeting Called to Order at 6:33 pm after Quorum Reached and Verified (19 owners present)

Items Discussed:

- Review of Meeting Minutes from Annual Meeting on October 22, 2025 – Barbara Washburn made a motion to accept, seconded by Karen Hempsted, all in favor, motion carries

- The Board and new owners introduced themselves
- One unit sold in 2026
    - 23C for $325 Thousand, at $172.00/sq ft
- Discussed 2026 projects
    - The water system was replaced, and bypass piping was installed, this was necessary and unanticipated; watershed heater was installed
    - Foundation cracks were repaired at three units
    - Seeding was done to improve lawn areas
    - Garage windows were removed to preserve the integrity of garages
    - Siding at 27A was repaired, condition was worse than anticipated and project was over budget
    - Tree work was done throughout the property
    - Painting and wood sealing were done throughout the property
    - Removal of snow from roofs to prevent ice dams
    - 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

- Finances
    - Reviewed bank balances
    - Reviewed the budgeted and actual costs for 2026 budget amendment and the need for the special assessment which is due by December 1
    - Reviewed proposed budget for 2027
    - Reviewed proposed projects and their costs for 2027
    - 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 not an increase in the insurance premium this year, but we are expecting an increase next year based on what our insurance agent told us.
    - Discussed the HOA fee and Special Assessment for 2027

- 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; there are also good resources on the Upham Farms website
    - 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. Reminder that car washing is prohibited, and commercial vehicles should not be 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; no grills on porches please as it violates our insurance rules
    - Fire pits are not permitted on property
    - The septic Title V inspection was conducted in 2024 and passed, next inspection will be done in December 2027, cost is approximately $2500
    - Trash must fit into your tote; it cannot overflow or be stacked next to it. The bill has been increasing, not the contract price but the environmental fees, so we had to increase the budget, we did put out to bid but Casella was still the most reasonably priced
    - 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.
    - The Board of Trustees was working with the town to start the process to accept the area below the condos as a public road, the Town is not interested in assuming ownership, we are going to stop plowing the end of Highfield Rd because we only own to Infinity, also going to place private road signs to warn people that the road is private, may place jersey barriers on Highfield Rd to prevent turnaround traffic which is damaging Highfield Rd
    - Our rep has left the propane company, please pay attention to your bills, you should only be charged the usage amount plus $9.99 fee.

Please let the Board or Taylor know if you are in danger of having your propane shut off, as this could result in freezing and burst pipes, Superior offers budget and payment plans

- Any updates to plumbing or HVAC need to be done by a licensed and insured professional and a permit from the town must be granted, please contact property management first as the Board has to approve the work before the permit will be given. Gas fireplaces are not allowed, electric heat pumps are not allowed, pellet stoves are not allowed
- Any issues with Spectrum need to be addressed with the Company. The Board is willing to let Spectrum do work to improve the infrastructure and therefore service, but they have not been interested
- 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 and steps 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;

- 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 to tear it down, this will be done when funds are available
- We are 100% owner occupied
- Please keep your contact information up to date
- Please remember to follow the pet policy, register pets, and make sure dogs are licensed with the Town. Please pick up after your pets.
- 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: Barbara Washburn, Laura Alderson, and Colleen Carney have fulfilled their terms on the Board, they are willing to serve for another two-year term, no one volunteered, Joe Spizzuoco made a motion to accept Colleen, Barbara, and Laura staying on the Board, all were in favor, motion passed

Meeting adjourned at 8:20 pm