

Minutes
Summer Reach Board of Trustees Open Meeting
March 23, 2026

Board Members Present: Paul Anderson, Frank Gigliotti, Larry Sinsimer
Board Members Absent: Steve Bryant, Stan Walker
RGR Property Manager: Mitch Johanson

The meeting was called to order at 6:01 PM.
Approximately 65-75 residents were in attendance.

The purpose of this meeting was to review matters related to winter storm response, the cost of such and how to recover said expenses, especially as it relates to the February blizzard.

Mitch was asked to share his observations of what occurred at the properties he oversees. Summer Reach was dug out sooner than any other property. At one property, residents waited up to four days for their driveways to be plowed. There is a general lack of staffing for most snow contractors. He received 2-3 calls about snow concerns from Summer Reach residents, far less than any other communities. All properties are having to employ an assessment of some kind to pay for storm costs.

A resident who is a retired Eversource employee spoke that he recommended to a Board member that gas meters should be shovel out. If covered in heavy snow they can disconnect from building and if snow freezes on certain components can cause the heat to shut off.

Larry then began a review of the power point presentation.

Summary of questions and comments

The general consensus seemed to be that the quality of the snow removal was not in question.

Some felt that the amount of work was over the top (i.e. continuing to widen the streets, shoveling sidewalks rather than letting the snow remain in place). A couple of people used the term "overkill" to describe the amount of work done. When the Board Chair asked how many people thought the amount of work was overkill five residents raised their hands. A question was asked can less salt be applied when they are salting, it seems too much salt is being applied. Other residents agreed with this sentiment. This will be discussed with the contractor. The Board will also discuss the issue of not shoveling sidewalks.

This latter point brought up the question of liability. Presently the contractor carries the liability should a snow related injury occur. Changing the terms of the contract may shift part or all of the liability onto the Summer Reach Community.

One resident suggested that walkways to doors be shoveled last.

One resident complained that they were not shoveled out quickly enough.

A few comments were made that we need to be more cost efficient.

There was a question asking why the snow budget was funded at \$60,000 and why not more. The average amount spent on snow removal over the last four years was \$56,972. In an effort to keep HOA fees low in light of other increases the Board agreed to the \$60,000. This line item will see a hefty increase in the 2027 Summer Reach Budget.

A resident asked to see the contractor's actual bills. These will be posted on the website.

In the Feb. 19th Board Minutes, a resident noted that the initial figure to charge residents for a snow removal assessment was \$200, why did this change. Two reasons; first we are required to charge any assessment according to the square footing of each unit, not equally. Second, on February 19th we did not know that the Blizzard would be 28–30-inch snow event.

Residents were urged to review the snow contract which is on the website and has been for a number of years.

Two Board members and a resident will be reviewing the contract to see if some items can be revised.

The meeting adjourned at 7:11 PM

Respectfully submitted,
Frank Gigliotti