

Briarwood Falls Association, Inc.
Minutes for July 22, 2021 Quarterly Community Meeting

Chair: Chris Burke

Minutes Submitted by: Karen Pontrelli

Time: 6:30 PM

Location: Community Center

I. Welcome and Call-To-Order

Chris Burke called the meeting to order at 6:38 PM.

a. Roll Call – Board of Directors present:

Chris Burke – President
Pat Perna – Vice President
Karen Pontrelli – Treasurer
Bill Cucchi – Director
John Pacheco – Director

Including Board members, we had representation from thirty-one homes.

b. Introduction of new homeowners:

- 14 Snowbird – Evelyn Samborski (not present)
- 12 Mockingbird – Eugene Lambert (not present)

II. Approval of Minutes

a. April 15, 2021, Quarterly Community Meeting:

- Carol Pacheco moved to accept the minutes. Greg Dexter seconded the motion. Ron Sabatos asked to correct the total expenses number from \$70,530 to \$ 71,463 to reflect the amount on the Treasures report. Carol amended her motion to allow for the correction. Gregg seconded the motion. All were in favor. Minutes approved as amended.

III. Treasurer’s Report

Karen Pontrelli presented the financial statement for the period April - June 2021.

- Total Income: \$68,595
- Total Expenses: \$65,146
- We ended the quarter with a positive balance of \$3,449.
- Reserve balance at the end of quarter: \$152,692.

IV. Social Activities Committee Report

Pat Perna provided an update for the Social Activities Committee.

- The committee met on July 13, chaired by Vicki Favreau.

Minutes for July 22, 2021 Community Meeting

- A sub-committee to-be formed to help with decorating, inventory of supplies, library, and correspondence. Activities scheduled:
- August 18 – game night
- September 18 – community picnic
- October 29 – Halloween/costume party
- November 7 – football party
- December 10 – Christmas/holiday party
- August 17 – next committee meeting
- There will be a 50/50 raffle at all events to help support activities.

V. Repairs and Maintenance Report

Bill Cucchi provided an update on repairs and maintenance.

- Basement leaks have been addressed.
- Gutters and downspout have been reattached.
- Miscellaneous roof shingles, trim and siding issues have been repaired.
- Several unit shutters and garage doors have been painted.
- Ron White will be retiring at end of summer. If interested in replacing Ron, please contact the Board.

VI. Board of Directors Terms of Office

- Chris Burke mentioned the Association determines the terms of Directors. Pat Perna moved to accept the proposed terms for Briarwood Falls Board of Directors. Karen Pontrelli seconded the motion. All were in favor. The motion was adopted.

<u>Position Held By:</u>	<u>Term to Expire July Of:</u>
Pat Perna	2023
John Pacheco	2023
Chris Burke	2022
New Unfilled Position	2022
Karen Pontrelli	2022
Bill Cucchi	2024
Joe Geiger (new position)	2024

- Chris Burke mentioned we received two nominations. Bill Cucchi will renew his term; Joe Geiger is a new member of the Board. Both are winners by acclamation.

VII. Old Business

- None

VIII. New Business

- Joe Geiger mentioned the Declaration Committee is in the process of updating the Declaration. The committee has kept the common elements the same as in the

current Declaration. They hope to present the proposed Declaration to the community in September and move forward with the document.

IX. Open Discussion

- Bill Cucchi mentioned we plan to renew the contract with Ron Baribeau in April 2022.
- A community member asked if we could remove the signs at both entrances. The Board will look into the removal of unnecessary signs.
- A member asked if we are able to watch TV programs at the Community Center. We currently have WI-FI and are able to stream some programs and movies. Chris Burke stated we would look at further options.
- Steve Rizk mentioned that last January the reserve study was completed. Updates will be added once the Declaration Committee has completed their project. The committee would like to see a two percent increase next year in reserve savings.

X. Next Community Meeting

- The next Quarterly Community Meeting is scheduled for October 21, 2021 at 6:30 PM.

XI Adjournment

- Linda Almada moved to adjourn the meeting. Sukey Towne seconded the motion. All were in favor. The meeting was adjourned at 7:23 PM