

Briarwood Falls Association, Inc.
Minutes for January 21, 2021 Community Meeting

Date: Thursday – January 21, 2021

Time: 6:30 PM

Location: Online via Zoom

Board Members Present:

Chris Burke – President

Pat Perna – Vice President

Karen Pontrelli – Treasurer

Bill Cucchi – Director

John Pacheco - Director

Others Present: Including Board members, we had representation from twenty-eight homes.

I. Welcome and Call-To-Order

Chris Burke called the meeting to order at 6:30 PM.

- a. Roll Call – the names and phone numbers of attending homeowners were verified by Pat Perna and Karen Pontrelli as present.
- b. Introduction of new homeowners – new homeowners in our community were recognized:
 - 4 Snowbird – Thomas and Bunnie Meyer

II. Approval of Minutes

- a. October 15, 2020, Quarterly community meeting:
 - Walter Rosinski moved to accept the minutes with one correction on Page 4. The word “septic pump” to be replaced with “macerator.”
 - Bill Cucchi seconded the motion. All were in favor.
- b. December 15, 2020, Special community meeting for the Budget and Amended Bylaws:
 - Pat Perna moved to accept the minutes with one correction on Page 1. The time of the meeting should read 6:30 PM.
 - John Pacheco seconded the motion with the amendment to Page 1. All were in favor.

III. Treasurer’s Report

Karen Pontrelli presented the financial statement for the period October - December 2020.

- Total Income Oct - Dec: \$70,094
- Total Expenses Oct - Dec: \$77,688
- Repairs and Maintenance were over budget.
- We ended the quarter with a negative balance of (\$7,594).
- The YTD difference of income vs. expenses was a positive \$172.
- Total Reserves at the end of quarter: \$137,788 (includes the CD).

The Treasurer’s Report will be filed as presented.

IV. Social Activities Committee Report

Pat Perna provided an update for the Social Activities Committee.

- The food drive was a phenomenal success. St. Francis of Assisi Pantry was overwhelmed with the generosity from Briarwood Falls.
- A shout out to Pam and Steve Ritz for offering to be the centralized drop-off area.
- A “thank you” to all for the food and monetary donations.
- The committee will proceed with another food drive around Easter time. Information will be forthcoming.

V. Repairs and Maintenance Report

Bill Cucchi provided the Repairs and Maintenance report.

- Since repairs were not holding up, we had one roof that had to be replaced.
- With the recent heavy rain, three units had water coming in to their basements.
- The boot around the vent pipe on two roofs were replaced. Ceilings to be painted where water had leaked from the roof into the kitchen.

VI. Reserve Study Committee Presentation

- The Committee consists of Joe Geiger, Terry Harris, Ron White, Karen Pontrelli, and Steve Ritz.
- Steve presented the progress report for the Reserve Study.
- The analysis is finished for the most part.
- A copy of the presentation will be sent to the Board to distribute to the community.

VII. Old Business

a. Bylaws

Vote Tally – Karen Pontrelli read the vote tally for the Bylaws document:

	YES	NO	DID NOT VOTE
Bylaws	57	4	31

VIII. New Business

- A copy of the Amended Bylaws will be sent to the community.
- Chris Burke mentioned that having passed the Bylaws, we now have two new Directors openings that will be available. If interested in becoming a member of the Board, please keep that in mind for the voting period in June.

IX. Open Discussion

- Walter Rosinski asked what the plan was for the Maintenance Standards and the Declaration.
Chris mentioned that he would like to have a special meeting with the Board to go over the comments from the community. When the Amended Declaration is sent out again to the community, we could include the Maintenance Standards at that time.

- Ralph Mastrangelo asked if the Board had heard back from Norman Thibault. The Board has not heard from Norman at this time.

X. Next Community Meeting (location TBD)

The next Quarterly Community Meeting is scheduled for April 15, 2021 at 6:30 PM.

XI. Adjournment

- Pam Provost moved to adjourn the meeting. Diana Brennan seconded the motion. All were in favor. The meeting was adjourned at 7:32 PM

Minutes submitted by: Karen Pontrelli