

**Briarwood Falls Condo Association
Executive Board Meeting Minutes
November 10, 2022 10:00 AM**

(Approved December 8, 2022)

Chair: Pat Perna **Minutes Submitted by:** Joe Geiger / Secretary

Board Members Present: Pat Perna - President, Karen Pontrelli - Treasurer/Director, Greg Dexter – Director, Joe Geiger - Director, Dave Musto – Director

Guests: Attendees: Jim Costa, Ron Sabatos
Zoom Participants: Anita Beaudoin, Dan Botwinik, Paulette Carli, Diane Dexter, Lynn Geiger, Rose Ogden, Art Rickey, Derek Santini

Board Members Absent: Bill Cucchi – Director, John Pacheco - Director

TOPICS	DISCUSSION
1) Call to Order	<ul style="list-style-type: none"> Meeting called to order at 10:04 AM
2) Discussion with Declarant	<ul style="list-style-type: none"> Declarant Derek Santini and partner Dan Botwinik joined the meeting on zoom to give the Board an update on where they stand on further development of the BF project and answer questions from the Board. <p>Derek said he had been concentrating his resources on another project that would be completed soon (likely the Moosup River Estates).</p> <p>He said work has been completed with Killingly Engineering on infrastructure plan/drawings for BF phases 3 & 4 and these are out for bid to builders. This will provide an update for expected infrastructure costs which are rising significantly under the current economic conditions. The higher infrastructure costs are also combined with facing higher interest rates. So, he said at the current time they are undecided on whether to continue this project into the future or to divest their development rights. He said the project is very much in flux at this time.</p> <p>He and Killingly engineering has also been working with Killingly Town officials to clean/firm up details for old plans and engineering for Phase 3 & 4 that he received through the foreclosure process which were not clearly stated by the previous declarants/builders. This work is now complete.</p> <p>Pat brought up the square foot discrepancies in our Schedule A2. She said that one time the Board had asked him if, as the current declarant, could he correct this. Derek said he remembered that the Board had been looking at this issue back in 2018-19 but that he never received information about the results. Pat asked, if the we provide the information on the area discrepancies could he consider amending the Schedule A2? Derek said he might be able to fix this and would review</p>

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the information with his attorney to see what could be done. Board will send Derek copy of the proposed A-2 revisions and background information on the issues.

Derek said that he has heard from Cary Marcour, his realtor, that there is quite a bit of interest in Briarwood Falls. He said that this was encouraging but that he still needs to wait to see how the economics will go before deciding his course of action. Derek offered to meet with us again in 3 months (zoom meeting) to give us another update on the project.

Pat opened the call to questions from the Board and attendees:

Chris Nolan asked if Derek planned to build similar units to what we now have. He said that the new units would be of similar design to the existing units.

Dave pointed out the close spotting of proposed new 1 Goldfinch with existing 32 Mockingbird and asked if more spacing could be provided. As an example of the problem, the Board referenced the close sighting of existing units 5 Grouse and 22 Mockingbird. Ernie had to install an arborvitae buffer to provide more privacy between patios at these units. Derek said he would consult with his engineer to look at the unit sightings but said it could be difficult to make unit sighting changes. He would again consider installing tree buffer, if this was needed. (Not discussed but a similar closeness is with two other pairs of proposed new units - 8 Goldfinch & 36 Mockingbird and 18 Goldfinch & 42 Mockingbird.)

The Board brought to Derek's attention some of the problems we have had to correct due to poorly done drainage around some units. He asked that we send him more information on these problems and other costly issues we have had to deal with so that he can address them with his future builders.

Derek said that there is no plan for future development of the supplemental 23 acres (Declaration Article 8A.) located south of the current association property. He would leave this area to buffer the hunting club.

Board asked if he would consider putting solar farm on this land. He said this could be considered but it is not a priority at this time.

The Board thanked Derek and Dan for update and answers to questions.

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<p>3) Additions to Agenda</p>	<ul style="list-style-type: none"> • Karen asked to add to New Business, using microphones in the audience during board meetings.
<p>4) Community Member Input</p>	<ul style="list-style-type: none"> • None
<p>5) Approval of Board Meeting Minutes</p>	<ul style="list-style-type: none"> • October 13, 2022 Exec Board Meeting Dave made motion to approve Minutes Greg 2nd motion All approved
<p>6) Treasurer's Report</p>	<ul style="list-style-type: none"> • Karen presented the financial statement for the last month, October 2022: <ul style="list-style-type: none"> ➤ Total Income: \$25,967 ➤ Total Expenses: \$27,408 ➤ Difference was -\$1441 ➤ The YTD difference of income vs. expenses was \$11,294 ➤ Total Reserves at the end of quarter: \$174,503
<p>7) Repairs and Maintenance</p>	<ul style="list-style-type: none"> • M&R Tracking Report – attached to minutes <ul style="list-style-type: none"> ➤ Washed 12 units & decks ➤ Fixed garage door ➤ Replaced rotted door frame ➤ Replaced window glass ➤ Repaired water leak on cellar French door ➤ Installed drainage bed behind 65-67 Mockingbird ➤ Completed painting doors on ranch units ➤ Covered exposed arborvitae roots at backyard to remove trip hazard
<p>8) Waivers</p>	<ul style="list-style-type: none"> • 3 SB – install garage door with window at top - approved
<p>9) Cleaning Community Center</p>	<ul style="list-style-type: none"> • Pat asked for a motion to get quote to do full cleaning of the Community Center. She expected it to be in the range of \$300 based on cleaning done 2 years ago and considering current cost increases for such services. Joe made the motion to get quote Karen 2nd motion All approved. Pat will advise Board of quote before approving work.

**Briarwood Falls Condo Association
Executive Board Meeting Minutes
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10) Committee Reports	<ul style="list-style-type: none"> • Social Activities Committee – Pat <ul style="list-style-type: none"> ➤ It was a great Halloween party. All had fun. ➤ Good response to our Harvest Donations event. ➤ Christmas party to be December 4 at 1 PM. Light beverage and appetizers will be served. ➤ Activities committee still looking for new volunteers to co-chair events. Pat has sent out e-mails to solicit volunteers.
11) Old Business	<ul style="list-style-type: none"> • None
12) New Business	<ul style="list-style-type: none"> • Karen asked if microphones could be provided for attendees to use at Board meetings. Yes, we can set up two mics for attendees to use. • Pat presented a Winter Maintenance Reminder that will be sent out to the community. Some minor edits were suggested. Pat will make changes and send it out to community.
13) Next board Meeting	<ul style="list-style-type: none"> • December 8, 2022 Exec board Meeting at 10 AM • December 8, 2022 Budget Approval Meeting at 6:30 PM
14) Community Member Input	<ul style="list-style-type: none"> • Ron thanked the board for asking Derek to look into correcting errors in the A2 Schedule and suggested we put Common Fee work on hold until we know what Derek can do.
15) Adjourn	<p>Pat asked for motion to adjourn. Karen made motion to adjourn Greg 2nd motion All approved Meeting was adjourned at 11:15 AM</p>

Attachments: Maintenance and Repair Tracking Report

Briarwood Falls Condo Association Executive Board Meeting Minutes November 10, 2022 10:00 AM

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MASTER Maintenance / Repairs list

<u>Address</u>	<u>Unit</u>	<u>Maintenance / Request</u>	<u>Date Requested</u>	<u>Status</u>	<u>Date completed</u>	<u>Category</u>
80 Mockingbird	EAGLE	leak around her cellar french doors		I tried to fix it a month ago and still having problem. Tim Brunet looked at it and is trying to find the cause of the leak. Reassigned to Dave Oleszewski 05/01. Dave found and repaired a problem....stopped most of the leak, but still another issue.		DOOR BACK
27 Mockingbird	EAGLE	Leak between window panes	12/16/2021	Slocomb replacing		WINDOW UNIT
9 Oriole	RANCH	sloping front stairs	4/21/2022	getting two estimates to raise steps and also 6 Oriole	9/23/2022	WALKWAY & STEPS
9 Oriole	RANCH	Paint shutters side of house	4/21/2022	Paint had frozen over winter....picking up new paint		PAINT
67,69 Mockingbird		Drainage issue in rear of homes	4/25/2022	Ron Baribeau submitted an estimate		DRAINAGE
69 Mockingbird	EAGLE	clean out rear drains	5/1/2022			DRAINAGE
various	RANCH	Paint all phase 1 house door trims	5/1/2022	Dave Oleszewski submitting estimate.		PAINT
8 oriole	RANCH	hole in rip rap wall	5/26/2022			LANDSCAPE
13 oriole	RANCH	deck needs repairs and restrained	5/30/2022			DECK
10 snowbird	RANCH	paint front door	6/22/2022			PAINT
1 snowbird	RANCH	water coming in under garage door	19-Jul	replaced seal and had to make a filler piece to get a tight seal did not work, gave to affordable doors	9/29/2022	GARAGE DOOR
2 mockingbird	RANCH	fill in around rear steps	21-Jul			LANDSCAPE
3 owls nest	RANCH	master bedroom window defective	8/18 & 09/15/22	gave to tim a second time	9/26/2022	WINDOW UNIT
3 Oriole	RANCH	screw fell off shutter and siding slipped down	8/11/2022	repaired	9/14/2022	SIDING VINYL
8 snowbird	RANCH	paint front door	8/28/2022			PAINT
3&4 oriole	RANCH	paint garage doors	8/29/2022			PAINT
19 mockingbird	EAGLE	water in basement door	8/29/2022			BASEMENT
9 oriole	RANCH	sliding window in sunroom does not close properly	8/29/2022	gave to Tim 09/02	9/26/2022	WINDOW UNIT
17 oriole	EAGLE	mulch washing down banking	9/9/2022	raked mulch back onto banking	9/9/2022	LANDSCAPE
3 oriole	RANCH	screw broke off shutter and soffit falling in a couple places	9/14/2022	put screw in shutter and reattached soffit	9/14/2022	SIDING TRIM
9 oriole	RANCH	window off track in sunroom	9/15/2022	tim replaced rollers on window	9/26/2022	WINDOW UNIT
4 mockingbird	RANCH	remove exposed roots in backyard	9/17/2022	Ron Baribeau to look at wk of 10/03		LANDSCAPE
4 mockingbird	RANCH	stairs from garage to kitchen have sunk	9/17/2022	Nick White 09/29 to submit estimate		WALKWAY & STEPS
4 mockingbird	RANCH	crack in basement wall water coming in	9/17/2022	Nick White 09/29 to submit estimate		BASEMENT
5 starling	RANCH	front and back steps have sunk	9/18/2022	Nick White 09/29 to submit estimate		WALKWAY & STEPS
5 starling	RANCH	window aside slider failed seal	9/18/2022	Tim replaced window	9/29/2022	WINDOW UNIT
5 starling	RANCH	cracked siding near kitchen door	9/18/2022	replaced section of damaged siding	9/29/2022	SIDING VINYL
5 starling	RANCH	bumps in driveway	9/18/2022	will re look at issues in spring when we can use cold patch again		DRIVEWAY
5 starling	RANCH	re insulate under sunroom	9/18/2022	told that there is sufficient insulation under sunroom and the Association will not re insulate	9/29/2022	MISCELLANIOUS
5 starling	RANCH	paint front and rear door	9/18/2022			PAINT
14 snowbird	RANCH	window in mstr bedroom seal failed	9/18/2022	gave to Tim		WINDOW UNIT
14 snowbird	RANCH	light on back of garage	9/18/2022			MISCELLANIOUS
78 mockingbird	EAGLE	wash house	14-Apr	washed	9/29/2022	POWER WASH UNIT
13 oriole	RANCH	wash house	30-May	washed	9/29/2022	POWER WASH UNIT
11 mockingbird	RANCH	wash house	8-Jun	washed	9/29/2022	POWER WASH UNIT
12 mockingbird	RANCH	wash house	8-Jun	washed	9/29/2022	POWER WASH UNIT
4 skylark	CARDINAL	wash house	8-Jun	washed	9/29/2022	POWER WASH UNIT
4 snowbird	EAGLE	wash house	8-Jun	washed	9/29/2022	POWER WASH UNIT
14 mockingbird	CARDINAL	wash house	18-Jul			POWER WASH UNIT
8 oriole	RANCH	wash house	18-Jul			POWER WASH UNIT
26 mockingbird	CARDINAL	wash house	25-Jul			POWER WASH UNIT
8 skylark	CARDINAL	wash house	31-Jul			POWER WASH UNIT

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<i>2 mockingbird</i>	RANCH	<i>wash house</i>	17-Aug			<i>POWER WASH UNIT</i>
<i>3 mockingbird</i>	RANCH	<i>wash house</i>	17-Aug			<i>POWER WASH UNIT</i>
<i>4 starling</i>	RANCH	<i>wash house</i>	9/19/2022			<i>POWER WASH UNIT</i>