

Briarwood Falls Association, Inc.
Minutes for April 15, 2021 Community Meeting

Chair: Chris Burke

Minutes Submitted by: Karen Pontrelli

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-seven homes.

I. Welcome and Call-To-Order

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

- a. Members Present: names were recorded of those present.
- b. Introduction of new homeowners:
 - 7 Mockingbird – Robert and Lovely Joy Snow (not present)
 - 14 Oriole - Donna Leon (not present)

II. Approval of Minutes

- a. January 21, 2021, Quarterly community meeting:
 - John Pacheco moved to accept the minutes.
 - Bill Cucchi seconded the motion. All were in favor.

III. Treasurer's Report

Karen Pontrelli presented the financial statement for the period January - March 2021.

- Total Income: \$69,341
- Total Expenses: \$71,463 (Amended)
- We ended the quarter with a negative balance of (\$2,122).
- The YTD difference of income vs. expenses was a positive of \$696.
- Total Reserves at the end of quarter: \$144,847 (includes the CD).

IV. Social Activities Committee Report

Pat Perna provided an update for the Social Activities Committee.

- The recent food drive was an overwhelming success.
- A future event to-be planned to add a plaque under the flag.

- The committee is planning to ask Tom Gaylord's group to do another program at the community center.
- The yard sale will be the first Saturday in June.

V. Repairs and Maintenance Report

Bill Cucchi provided an update on repairs and maintenance.

- We are currently addressing basement leaks.
- A gutter and downspout came down due to high winds.
- We had some leaks around garage doors that were repaired.
- A few loose shingles and unit trim were repaired.
- Minor erosion behind 12 Skylark was treated with crushed stone.

VI. Board of Directors Openings

- Chris Burke mentioned we are currently seeking to fill the position of Secretary.
- Election for Directors will be in June. You may be nominated by someone in the community or self-nominate.

VII. Old Business

- None

VIII. New Business

- None

IX. Open Discussion

- Walter Rosinski asked what the plan was for the Declaration and Maintenance Standards.
- Chris mentioned that Chas recommended putting together a committee to work with him. If interested in being on committee, let the Board know.

X. Next Community Meeting

- The next Quarterly Community Meeting is scheduled for July 22, 2021 at 6:30 PM.

XI. Adjournment

- Karen moved to adjourn the meeting. Bill Cucchi seconded the motion. All were in favor. The meeting was adjourned at 6:42 PM