

Briarwood Falls Condo Association
Minutes for 1st Quarter Community Meeting
January 20, 2022 at 6:30 PM
(Approved April 21, 2022)

<p>5) Treasurer's Report</p>	<p>Karen Pontrelli presented the financial statement for the 4th Qtr 2021.</p> <ul style="list-style-type: none"> ➤ Total Income: \$69,332 ➤ Total Expenses: \$65,412 ➤ End 4th Quarter Net Income \$3920 ➤ Total Reserves at the end of quarter: \$167,601.05 ➤ Year-end Account Balances <ul style="list-style-type: none"> ✓ Business Checking \$19,235.72 ✓ Savings \$2,608.74
<p>6) Repairs and Maintenance</p>	<p>In Bill's absence, Joe gave an update on the uncompleted work items put on the tracking report since the 3rd quarter Community Meeting. We are still waiting for Slocomb window rep to come to inspect window damage on 3 units to determine if warranty repair can be applied.</p> <p>The Maintenance and Tracking report for the 4th QTR is attached.</p>
<p>7) Volunteers for Waiver Committee</p>	<p>Chris stated that the Board would like to establish a Waiver Committee with residents that would review untypical waivers and recommend action to the Board. An untypical waiver is one that requests to add an element to the unit structure, i.e., sunroom, challenges the Declaration or one that the Board seeks advice on before taking action.</p> <p>Dave Musto said he would work on this committee.</p> <p>Anyone interested in participating on this committee should contact either Pat Perna or Joe Geiger.</p>
<p>8) Pool Table for Community Center</p>	<p>Chris asked for a motion to authorize cost to move donated Pool Table to our Community Center. Art Rickey made the motion, Tom Meyer 2nd motion. Discussion.</p> <p>A resident has a friend that will donate a <i>circa</i> 1918 professional grade and size pool table with felt covered slate top to our Community Center. Chris and Bill have inspected it and found that the table and related equipment are in really good condition. However, it a large, heavy table and to move it from a basement location to our CC and properly set it up requires using an experienced moving contractor. Cost to the Association would be \$800 - \$1000.</p> <p>Joe stated that the table would take up a considerable amount of room in our CC. You need at least 5-foot clear area around the table. It would fit okay but the community should want to have this it should have sufficient use to justify the costs to get it here and set up. John Pacheco said it would be good investment and, if it turned out it was not being used, we could sell it</p>

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	<p>and likely get our moving expense and more back. Chris asked for vote: 16 Yes; 9 No Motion to move in pool table was approved. ACTION: Board will make arrangements to get the pool table delivered and set up</p>
9) Community Dempster Rental	<p>Motion was presented to consider rental of dumpster to be available on site following the annual garage sale. Information was provided about cost, \$400 for Weekend Warrior rental, and information about what can and cannot be put in the dumpster. Karen said that Willimantic Waste Company will provide heavy pickup for residents that Unit owners can request to have. They bill the Association; Charges are billed to the Unit. We also have the option of using the town dump which has a fee depending on items recycled or trashed. Following some discussion Chris asked for a motion regarding the dumpster rental. No motion was made.</p>
10) Old Business	<p>Art Rickey asked what was final outcome of effort to improve Emergency Vehicle access, i.e., find houses, that had been talked about at last Community meeting. Joe gave highlight of the great job Carl Olausen did to prepare community map and then visited with all emergency services that service our area and Killingly Town Offices to explain problem and give them the map. For more detail about Carl's work see minutes of Nov. 18 Exec Board Meeting, Agenda item 11. The Community Map that Carl made is attached to the minutes. Joe will hang copy of map on the Community Center bulletin board.</p>
11) New Business	<p>Jim McGrath brought up issue of lack of internet Streaming and TV channel services for Community Center video/entertainment system. Board described efforts done by Activities Committee which had determined access would be quite costly. Karen spoke about apps for TV that were looked into: YouTube TV, Hulu, etc. A fire stick was also mentioned. The app. list was sent to the Activities Committee. They decided it was not worth the cost for the amount of time it would be used. We now have Frontier Service for internet/WIFI. Atlantic BB was not renewed; their cost doubled. <hr/> ACTION: Board will look again into getting TV/Streaming services</p>
12) Next board Meeting	<p>The next Exec Board Meeting is Thursday, February 10, 2022 at 10:00 PM</p>

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13) Open Discussion	Open discussion was essentially covered during Old and New Business
14) Adjourn	Chris called for motion to adjourn meeting Don Desrosiers made motion to adjourn Tom Meyer 2 nd motion All approved adjourning meeting Meeting adjourned at 7:06 PM

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MASTER Maintenance / Repairs list

<u>Address</u>	<u>Unit Style</u>	<u>Maintenance / Request</u>	<u>Date requested</u>	<u>Status</u>	<u>Date completed</u>	<u>Category</u>
9 Oriole	RANCH	replace bottom garage door seal	21-Aug	picked up new seal and replaced it	11/16/2021	GARAGE DOOR
11 Oriole	RANCH	repair and paing bathroom ceiling and wall from water damage from deteriorated roof vent boot	21-Sep	repaired tape joing and painted ceiling and wall	11/16/2021	MISELLANIOUS
Conn Water	COM ELEMETS	Ct Water cut asphalt on Starling and left it open	22-Oct	They had a leaking valvehad to dig it up to repair.....asphalted the road	11/10/2021	UTILITIES
14 Mockingbird	EAGLE	water getting into window well and weeping into basement through window. Tom asked that I prove that water was not coming from the gutter drains.....I ran water for about an hour and a half in the two downspouts and kept checking his window well.....no water build up.	10/19/2021	Nick, the concrete person looked at it 11/17/21 to give estimate to Board.	12/13/2021	WINDOW BASEMENT
80 Mockingbird	EAGLE	leak around her cellar french doors		I tried to fix it a month ago and srtill having problem. Tim Brunet looked at it and is trying to find the cause of the leak		DOOR BACK
10 Skylark	EAGLE	window seal failure	10/26/2021	Slocomb coming 01/13/22		WINDOW UNIT
20 Mockingbird	EAGLE	Damaged screen door	11/2/2021	Unit owner contacted Tim Brunet to repair and wants Association to pay the invoice.	12/16/2021	SCREEN PORCH
8 Snowbird	RANCH	Window seal Ffailure	11/7/2021	Notified Tim to come up and measure window for replacement.	11/30/2021	WINDOW UNIT
2 Mockingbird	RANCH	Lost key to mailbox	11/15/2021	replaced lock set and gave unit owner new keys	11/16/2021	MISELLANIOUS
25 Mockingbird	CARDINAL	leak from pipe in basement	11/15/2021	Looked at the leak and determined it was from the wast pipe. Unit owner to contact a plumber	11/16/2021	BASEMENT

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2 Snowbird	RANCH	Unit owner states walkway leading to kitchen needs some repairs	11/15/2021	looked at it on 11/16/21.....will have the concrete repairman, Nick, look at it on 11/17/21 and will give us an estimate.	12/13/2021	WALKWAY & STEPS
8 Snowbird	RANCH	leak from gutter near entrance by kitchen	11/7/2021	put flex seal in gutter	11/8/2021	GUTTER & DOWNSPOUTS
25 Mockingbird	CARDINAL	Leak from Radon pipe in basement	11/24/2021	sealed joint in pipe	12/18/2021	BASEMENT
23 Mockingbird	CARDINAL	Leak from Radon pipe in basement	11/29/2021	sealed joint in pipe	12/18/2021	BASEMENT
26 Mockingbird	CARDINAL	Crack on inside pane of double hung window	12/3/2021	Slocomb coming 01/13/22		WINDOW UNIT
27 Mockingbird	EAGLE	Leak between window panes	12/16/2021	Slocomb coming 01/13/22		WINDOW UNIT
8 Oriole	EAGLE	Water getting in through bottom of garage door	1/6/2022	need to replace garage door seal, approx 6" short		GARAGE DOOR
24 Mockingbird	EAGLE	crack in utility room flooring extending into kitchen	1/7/2022			WINDOW UNIT
8 snowbird	RANCH	leak from gutter near entrance to kitchen	1/7/2022	original patch did not work		GUTTER & DOWNSPOUTS
2 Owls Nest	RANCH	Vinyl piece of soffett fell off above sun room	1/10/2022			SIDING TRIM
10 Skylark	EAGLE	Window Issue	1/13/2022			WINDOW UNIT

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<u>Pool Table vote</u>	<u>YES</u>	<u>NO</u>	
<u>January 20, 2022</u> <u>Community Meeting</u>			
Illegible name on sign in sheet	-	-	Signed in Dick Bianchi slot but Dick has been in hospital last 3-week-
Richard Danna	Y	----	
David Musto	Y	----	
Rose Ogden	Y	----	
Joe Geiger	-----	NO	
Chris Norman	-----	NO	
Ron Sabatos	-----	NO	
Donna Santerre	Y		
Jim & Ginger McGrath	Y		
Jean Pelletier	Y		
Don Desrosiers	Y	----	
Tom Meyer	Y	-----	
Walter Rosinski	-----	NO	
Carol Gaylord		NO	
Carla Marcus	Y	-----	
Art Rickey	Y	-----	
Sue Johnson	Y	-----	
Charlene Lapreay	Y	-----	
Mark Aschenbach	Y	----	
Pat Perna	-----	NO	
Greg Dexter	-----	NO	
Bruce Dwyer	-----	NO	
Bill Cucchi	Y	----	
Chris Burke	Y	-----	
Karen Pontrelli	-----	NO	
John Pacheco	Y	-----	

26 Units Attending;
 Not able to determine 1 vote

YES > 16

NO > 9