



**Briarwood Falls Condo Association  
Executive Board Meeting Minutes  
June 9, 2022 10:00 AM**

(Approved July 14, 2022)

	<ul style="list-style-type: none"> <li>➤ Asphalt work by Pioneer for Roadways and driveways to start week June 20</li> <li>• Joe stated he has prepared list of 35 decks that need work. These include replacement of a least 1 deck at 12 MB, deck repairs to fix safety issues and washing and sealing/staining decks to extend useful life. He and Bill will develop a repair strategy and costs and will present this at July meeting.</li> </ul>
<b>7) Waivers</b>	<ul style="list-style-type: none"> <li>• Bill approved 2 waivers: installation of Mitsubishi Mini-split AC and a storm door.</li> <li>• John approved 2 landscape waivers: installation of rocks a road edge and lawn at 12 Skylark to stop vehicles damaging lawn when cutting corner too close and plant red maple tree in front yard at 15 Oriole</li> </ul>
<b>8) Committee Reports</b>	None
<b>9) Mail box Bench</b>	<ul style="list-style-type: none"> <li>• Joe recognized Carla Marcus and thanked her again for donating the bench at the mailbox station. Community members are enjoying using it.</li> </ul>
<b>10) BBQ Grill for Community Center</b>	<ul style="list-style-type: none"> <li>• Mark and Linda Aschenbach offered to donate a Weber Spirit BBQ Grill. Joe said the grill is about 6-1/2 years old and is in very good condition. Joe made a motion to accept the grill for the Community Center. Bill 2<sup>nd</sup> motion Vote: all approved.</li> </ul>
<b>11) Old Business</b>	<ul style="list-style-type: none"> <li>• We have three nominations for the 3 Board positions that are open: <ul style="list-style-type: none"> <li>➤ Karen Pontrelli – 1 Stirling</li> <li>➤ Don Desrosiers – 7 Snowbird</li> <li>➤ Greg Dexter – 23 Mocking bird</li> </ul> </li> </ul>
<b>12) New Business</b>	None
<b>13) Next board Meeting</b>	<ul style="list-style-type: none"> <li>• Exec board Meeting, July 14, 2022 at 10 AM</li> <li>• Community Meeting, July 28, 2022 at 6:30 PM</li> </ul>
<b>14) Community Member Input</b>	<ul style="list-style-type: none"> <li>• Chris Norman asked if the proposed expenses to be charged to the Reserve were being tracked against the Reserve Study allocated amount. Karen stated that this is being done.</li> </ul>
<b>15) Adjourn</b>	Chris called to adjourn the meeting. Joe made the motion to adjourn Karen 2 <sup>nd</sup> motion

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	All approved; Meeting was adjourned at 10:20 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 srtilll having problem. Tim Brunet looked at it and is trying to find the cause of the leak. Reassigned to Dave Oleszewski 05/01.		DOOR BACK
27 Mockingbird	EAGLE	Leak between window panes	12/16/2021	Slocomb replacing		WINDOW UNIT
11 snowbird	ranch	paint lower garage door panel	2/16/2022		5/20/2022	paint
1&2 oriole	eagle	french drain clogged	2/28/2022	05/27/22 found the french drain collapsed and clogged.....going to dig down another 4-5 feet and see if Ok....if not going to tie into another drain		drain
26 mockingbird	cardinal	hole in siding	3/10/2022			siding
13 snowbird	RANCH	all 3 doors need trim painted	4/3/2022			PAINT
mailbox area		request for bench	2/9/2022	Joe picked up a bench and installed it at the mailboxes	6/1/2022	
7&8 Snowbird	RANCH	Paint garage doors	4/14/2022		5/20/2022	PAINT
5&6 Snowbird	RANCH	Paint garage doors	4/14/2022		5/20/2022	PAINT
5 Grouse	EAGLE	replace damaged siding				SIDING VINYL
78 Mockingbird	EAGLE	wash house	4/14/2022			POWER WASH UNIT
69 Mockingbird	EAGLE	wash and seal deck	16-Apr			POWER WASH UNIT
9 Oriole	RANCH	deck repair invoice	4/21/2022			DECK
9 Oriole	RANCH	drainage issue by kitchen stairs	4/21/2022	Estimate from Nick White		DRAINAGE
9 Oriole	RANCH	garage door steps crumbling	4/21/2022	Estimate from Nick White		WALKWAY & STEPS
9 Oriole	RANCH	sloping front stairs	4/21/2022	getting two estimates to raise steps and also 6 Oriole		WALKWAY & STEPS
9 Oriole	RANCH	Paint shutters side of house	4/21/2022	Paint had frozen over winter....picking up new paint		PAINT
3 Starling	RANCH	5 window seals failed	24-Apr	Gave to Tim 05/12/22	6/6/2022	WINDOW UNIT
65,67,69 Mockingbird		Drainage issue in rear of homes	4/25/2022	Joe and I are meeting Killingly engineering 06/09/22 to see what they recommend		DRAINAGE
69 Mockingbird	EAGLE	clean out rear drains	5/1/2022			DRAINAGE
14 Oriole	RANCH	window seal failure	4/27/2022	Gave to Tim 05/12/22		WINDOW UNIT
1 Starling		Clean basins in rear yard	5/1/2022		5/27/2022	DRAINAGE
various	RANCH	Paint all phase 1 house door trims	5/1/2022	Dave Oleszewski submitting estimate.		PAINT
3 Owls Nest	RANCH	3 window seal failures	5/6/2022	Gave to Tim 05/12/22	6/3/2022	WINDOW UNIT
12 Snowbird	RANCH	Storm door blew open and damaged trim and soffitt	9-May	Joe made temp repairs to get storm door to latch. Home owner needs to repair door trim and soffitt.		DOOR BACK
6 starling	RANCH	dip/hole in walkway	5/26/2022			WALKWAY & STEPS
8 oriole	RANCH	hole in rip rap wall	5/26/2022			LANDSCAPE
13 oriole	RANCH	powerwask back of house	5/30/2022			SIDING VINYL
13 oriole	RANCH	deck needs repairs and restained	5/30/2022			DECK
13 oriole	RANCH	front door lights rusted	5/30/2022			MISELLANIOUS
13 oriole	RANCH	garage dooe hard to close	5/30/2022	adjusted door jam and threshold	6/3/2022	DOOR BACK
5 mockingbird	RANCH	window seal failure	6/2/2022	gave to Tim 06/03/22		WINDOW UNIT
5 mockingbird	RANCH	rear garage light loose	6/2/2022	reattached light	6/3/2022	MISELLANIOUS
2 snowbird	RANCH	drain at rear of house clogged	6/2/2022	unclogged drain	6/3/2022	DRAINAGE
9 oriole	RANCH	rear faucet frozen	6/3/2022	gave to Dave O 06/06/22		OUTSIDE FAUCET
74 mockingbird	EAGLE	drain pipes at rear of unit sticking above ground	5/30/2022	cut pipes at ground level	6/3/2022	DRAINAGE