

**Briarwood Falls Condo Association
Executive Board Meeting Minutes
February 10, 2022 6:30 PM**

(Approved March 10, 2022)

<p>7) Repairs and Maintenance</p>	<ul style="list-style-type: none"> • Bill discussed items on the M&R Tracking Report giving a summary of tasks completed and new ones added since last meeting. The M&R Tracking Report is attached to minutes
<p>8) Asphalt Repairs for Streets, Bridge approaches & Driveway</p>	<ul style="list-style-type: none"> • Bill made motion for get approval of costs to make asphalt repairs within the community. Pat 2nd motion. • Bill discussed needed asphalt repairs to streets, driveways and Bridge entrance that have resulted over time but made worse with recent freezing conditions. He provided cost quotes from Contractor for the needed repairs: <ul style="list-style-type: none"> ➤ Hot Rubberized Fill/Seal 4,350 lineal feet of cracks in streets, at storm water catch basins and manhole covers > \$4,350 ➤ Hot Rubberized Fill/Seal 2650 lineal feet of cracks in several driveways > \$3312 ➤ Excavate a section of roadway at entrance side of Bridge, 4' X 22', and replace asphalt > \$1,000 ➤ Excavate and replace asphalt for driveway at 5 – 6 Mockingbird > \$4600 ➤ Total costs > \$13,262 • All voted yes to approve the repairs. • Funding for the repairs to be taken from Reserves
<p>9) 24 Mockingbird Cracked Tile Repair</p>	<ul style="list-style-type: none"> • Bill made motion for approval to get our Attorney's opinion regarding responsibility for repair of cracked tile at 24 Mockingbird. Pat 2nd motion. Vote was taken: All Approved <hr/> <p>ACTION: Bill will contact Chas Ryan for his opinion</p>
<p>10)Waivers</p>	<ul style="list-style-type: none"> • John had no waivers for landscaping • Bill approved waivers for 10 skylark and 30 Mockingbird to install Mitsubishi AC unit in front bedroom. • Waiver was submitted for 22 Mockingbird to install transom window above sliding door to deck. Bill requested that the Waiver Committee review this and advise board regarding approval. The Board agreed.

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	<hr/> <p>ACTION: 22 MB Waiver to be reviewed by Waiver Committee</p>
<p>11)Committee Reports</p>	<ul style="list-style-type: none"> • Landscaping Committee - John Pacheco <ul style="list-style-type: none"> ➤ No activity • Social Activities Committee – Pat Perna <ul style="list-style-type: none"> ➤ No planned events at this time • Declaration Committee - Joe Geiger <ul style="list-style-type: none"> ➤ Requested to keep committee in place a while longer to consider if it's feasible to conduct a survey of the Community's interest to change MR&R responsibility for some elements from Association to Unit owners.
<p>12)Update on Community Center Video Options</p>	<ul style="list-style-type: none"> • Joe asked Jim Costa to present what he has done to make our video/entertainment equipment more useful. <p>Jim said he reviewed the documentation at the table and confirmed they were accurate and that all available options worked. There is no "Cable TV" option available but he added the NBC app. to the Smart TV. NBC live broadcast on this app can be used to view NFL games and other sports events.</p> <p>The options for other TV viewing are Netflix/HULU/YouTube if at least one participant will log in with their Netflix/HULU, etc. name and password.</p> <p>Jim said he would be available to help anyone who has difficulty connecting to the available options. They can reach out to him at his phone number listed in the Community directory.</p> <p>We thank Jim for his time and work to update our video entertainment system.</p>
<p>13)Revision to Rules and Regulations</p>	<ul style="list-style-type: none"> • Joe started to present information about new Article III – Repairs and Maintenance to be added to Rules and Regulations (R&R). • Pat made a motion to hold up review of R&R for now and address some other changes to R&R as a result of issues that came up during the recent snow blizzard. Bill 2nd motion • Chris asked for vote to end discussion per the motion

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	<ul style="list-style-type: none"> • Vote: 4 Yes; Joe voted No. Motion accepted <hr/> <p>ACTION: Joe to work with Board members to compile information on other changes needed to the R&R and will address this at the next meeting.</p>
<p>14) Jan. 29 – 30 Snow Storm Follow Up</p>	<ul style="list-style-type: none"> • Overall, the Community was pleased with the work Ron Baribeau’s crew did clearing the snow drifts from roads, driveway and walkways. • Some unit owners did have to go out and clear snow drifts from the furnace vents and the Gas Meter Regulator Vent. We did provide assistance for this to a few Community Members who could not easily get out. • In the future when a similar deep snow storm is approaching, it would be helpful to put flags marking the location of the vents on furnaces, gas meters and clothes dryers, particularly the Ranch style units.
<p>15) Old Business</p>	<ul style="list-style-type: none"> • Joe discussed updated Briarwood Fall, LLC Project Drawings. He addressed some issue that the Board should be aware of concerning the “Set Back” for some of the proposed units and possible options for the potable water supply to the new units. <ul style="list-style-type: none"> ➤ Drawings show layout of utilities system piping for Phase 3 & 4 Units ➤ Potential issue for new Unit setback relative to 32 Mockingbird ➤ Water Supply likely to be off existing Pump station but there has been no discussion between Connecticut Water and Declarant since 2018. ➤ According to discussion with Connecticut Water Co., Declarant/Builder is responsible to upgrade Pump Station or build Water Tower but Ct Water would maintain this infrastructure. ➤ The drawings are on file in Community Center Office. • Three Community members have volunteered for the Waiver Review Committee: Angelo DeCarli, Greg Dexter, and Dave Musto. Joe will be the Board liaison for the Committee. Committee will meet to select a chair and set an agenda. • Bill presented information on interview he and Joe had with prospective handyman Dave Oleszewski. Dave has good experience, is fully Licensed and Insured for the type of work he does. He can do all the handyman type work we typically need done. His rate is \$40/hour. • Bill made motion to have the Board approve to use Dave as one of our handymen. Joe 2nd motion

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	<p>Vote: All Approved</p> <hr/> <p>ACTION: Bill will get Dave's Insurance documents to Karen for our file.</p>
16) New Business	None
17) Next board Meeting	<ul style="list-style-type: none"> • Exec board Meeting, March 10, 2022 at 10 AM • Community Meeting, April 21, 2022 at 6:30 PM
18) Community Member Input	<ul style="list-style-type: none"> • Mary Ellen Snyder stated her interest in getting issue with her driveway put on the list for repairs. • Ron Sabatos inquired about the source of funding for the Asphalt repairs. This will be from the reserves.
19) Open and Count Vote to Adopt 2022 Amended Declaration	<ul style="list-style-type: none"> • Chris asked for four volunteers to open ballots and count votes • Sue Furmanski, Nancy O'Leary, Art Ricky and Greg Dexter responded. • Ballots were submitted both in envelopes and just folded. As each ballot was opened the vote was marked to its corresponding Unit address on the tally sheets. The vote was counted. A yes vote of 67% (62 Units) would be required to adopt the Amended Declaration. • The Declaration Committee presented the vote tally to the Board. 80 Ballots were received Vote Yes: 79 Vote No: 1 <p style="text-align: center;">The Amended Declaration is adopted as of February 10, 2022</p>
20) Adjourn	<p>Chris called to adjourn the meeting Bill made motion to adjourn Pat 2nd motion Meeting was adjourned at 7:50 PM</p>

Attachment: February 10, 2022 Maintenance & Repair Tracking Report

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Maintenance / Repairs list

Address	Unit Style	Maintenance / Request	Date requested	Status	Date completed	Category
80 Mockingbird	EAGLE	leak around tier-sellar french doors		I tried to fix it a month ago and still having problem. Tim Brunel looked at it and is trying to find the cause of the leak		DOOR BACK
10 Skyhawk	EAGLE	window seal failure	10/26/2021	Siccornb coming 01/13/22		WINDOW UNIT
26 Mockingbird	CARDINAL	Crack on inside pane of double hung window	12/3/2021	Siccornb coming 01/13/22		WINDOW UNIT
27 Mockingbird	EAGLE	Leak between window panes	12/16/2021	Siccornb coming 01/13/22		WINDOW UNIT
5 Oriole	EAGLE	Water getting in through bottom of garage door	1/8/2022	need to replace garage door seal, approx \$ short		GARAGE DOOR
24 Mockingbird	EAGLE	crack in utility room flooring extending into kitchen	1/7/2022			
8 snowbird	RANCH	leak from galley near entrance to kitchen	1/7/2022	original patch did not work		GUTTER & DOWNSPOUTS
2 Owls Nest	RANCH	Vinyl piece of soffit fell off above sun room	1/10/2022	Gave to Tim B 01/25		
4 Grouse Ct	EAGLE	Garage door not operating properly	1/21/2022	adjusted sensors and had to make and install a sunhook for them	1/25/2022	GARAGE DOOR
2 Mockingbird	RANCH	piece of siding fell off side of house	1/23/2022	<i>Exp. 1/25/22</i>		SIDING VINYL
4 owl's Nest	RANCH	roof shingles loose on sunroom	27-Jan	Gave to Tim B. 01/27		HOOD SHINGLES
79 Mockingbird	CARDINAL	loose siding above garage door	1/30/2022	Done	2/1/2022	SIDING VINYL
25 Mockingbird	CARDINAL	water getting into garage by door	4-Feb			
4 Grouse Ct	EAGLE	still getting seepage around soil pipe and also through some form pins	2/4/2022			
79 Mockingbird	CARDINAL	leaking in basement from a patch presently sealed and from form pins	2/11/2022			
8 Oriole	EAGLE	water seeping from form pins	2/6/2022			

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Address	Unit Style	Maintenance / Request	Date requested	Status	Date completed	Category
65 mockingbird	EXGLE	water flowing from back of unit to the side and pooling up where there is a cedar sillow and leaking into basement	2/15/2022	cleared snow to allow water to flow past window, also installed a wooden dam in front of window along with sand bags. Unit owner states that the water that got into the basement will dry and no damage. May revisit in spring if need to block up window.	2/6/2022	WINDOW BASEMENT

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