

**Briarwood Falls Association
Community Meeting Minutes
October 26, 2023 6:30 PM**

(Approved January 25, 2024)

Chair: Pat Perna

Minutes Submitted by: Joe Geiger / Secretary

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

Guests: Attendees: 35 community members representing 24 Units.
Zoom Participants: 8 Community members representing 8 Units

Board Members Absent:

TOPICS	DISCUSSION
1) Call to Order	<ul style="list-style-type: none"> • Chair called Meeting to order at 6:30 PM
2) Additions to Agenda	<ul style="list-style-type: none"> • None
3) New Community Members	<ul style="list-style-type: none"> • Pat introduced our new community Members David and Barbara LeFevre at 69 Mockingbird.
4) Community Member Input	<ul style="list-style-type: none"> • None
5) Approval of Board Meeting Minutes	<ul style="list-style-type: none"> • Minutes of July 27, 2023 Community Meeting were presented for approval. Cited Corrections: Item 6 – change year end date 2034 to 2024. Item 8 – correct word not to no; delete remaining wording after "... can no longer do this work. Joe Geiger made motion to accept the minutes Walter Rosinski 2nd motion. All approved.
6) Treasurer's Report	<ul style="list-style-type: none"> • Karen presented the financial statement for the third Quarter 2023 <ul style="list-style-type: none"> ➤ Total Income: \$81,581 ➤ Total Expenses: \$80,562 ➤ Difference was: \$1019 ➤ Reserve balance (Savings + CDs): \$216,455 ➤ Business Checking balance: \$21,549

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7) Repairs and Maintenance	<ul style="list-style-type: none"> • Bill summarized work completed during 3rd quarter. His summary is attached.
8) Committee Reports	<ul style="list-style-type: none"> • Social Activities Committee – Greg summarized the activities that took place over the last quarter and extended a big thank you to all who planned and participated in the events. His report is posted on bulletin board in the Community Center. <p>Upcoming events include Veterans Day ceremony November 11 at 9:00 AM and Christmas Party on December 10th at 1:00 PM.</p>
9) Reduce Speed using Deerwood Dr. Entrance	<ul style="list-style-type: none"> • Pat stated that a neighbor on Deerwood Drive had sent us an e-mail expressing his and his Deerwood neighbors concern for drivers accelerating /speeding on Deerwood entrance into our complex and risks this makes for children that could be playing in the street or at top at cul-de-sac. Joe read the e-mail with paraphrasing to shorten the note. Pat addressed some inaccuracies in his note relative to the cul-de-sac dead end which is now opened into our community and the load limit for our wooden entrance bridge. <p>Pat will reply to the e-mail telling the neighbor that we addressed the speeding at our community meeting on Oct. 26 and that we are sending a note to all of our community member asking them to be aware of the problem and to slow down when using this entry way into our community.</p>
10) Old Business	<ul style="list-style-type: none"> • None
11) New Business	<ul style="list-style-type: none"> • None.
12) Next board Meeting	<ul style="list-style-type: none"> • Exec Board Meeting, November 9, 2023 at 11:00 AM • Community Meeting January 25, 2023 at 6:30 PM • Special Board meetings in December for Budget prep and presentation will be announced.

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**13) Community
Member Input**

- Diane Clune agreed as Chair of the Activities Committee to be responsible to take reservations for use of the Community Center.
- Betty Benoit inquired if a street light could be installed at Owls Nest? Board will look into this and get back with decision.
- Marks Aschenbach asked if there was any news regarding declarant's build out of the phase 3 & 4 units. Board responded that the property is still for sale and we know of no current activity.
- An owner asked about the orange traffic cones blocking entry into back side of undeveloped land on Upper Mockingbird. Bill explained that the trash trucks were going to the back of the lot to turn around and when they drove out, they dragged mud onto mockingbird and sometimes down on to Grouse. The cones were put up to make trucks turn around at front of the lot where there is gravel and no mud.
- Regarding the Board's proposal to correct selected errors in the Schedule A-2, Nancy Daley asked how many units were involved in the A-2 correction vote done in 2020? The Board stated that there was a total of 37 ranch units; these included 10 actual errors plus the addition of the area for the basement landing and stairs, i.e., bump out, on all 37 units.
- Don Desrosiers stated he has drawings from Town and Declaration for his ranch unit that indicated the area for his bump out was already included in his condo fee. Joe stated that the bump outs were not now included in condo fee. Joe will meet with Don to go over the information and sort it out.
- Millissa Greene asked what is a bump out? Pat explained that this is the covered stairway and landing to the basement on the ranch units.
- Mary Ellen Synder stated details about the poor condition of her driveway including a sinkhole, and asked if could be repaired. Board said it would be looked at.
- There was further discussion by several members and the Board about how the A-2 areas was calculated in the Declaration but the Chair eventually stopped the discussion as it was not pertinent to the objective of getting feedback from the community on the current A-2 correction proposal.

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	<ul style="list-style-type: none">• Michael Fournier asked for update on when his broken slider glass panel would be replaced as it now has been more than 3-months since damaged occurred. Bill stated a pricing issue we have with the vendor has delayed window order and Board plans to address this at November 9th meeting.
14) Adjourn	<ul style="list-style-type: none">• Pat called for motion to adjourn meeting. Tom Myers made motion to adjourn. Steve Rizk 2nd motion. All approved. – Meeting was adjourned at 7:22 PM
15) ZOLL Plus AED Training Video	<ul style="list-style-type: none">• A short video was presented to show members how to use the ZOLL Plus Defibulator in a rescue. A web link to this video will be sent out to the community.

Attachments: Summary M&R Tasks Completed 2nd Quarter

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**July 2023 Quarterly Meeting
Completed M&R Summary**

Window seal failure	9
Replace defective outside GFCI breaker	1
Paint ceiling from roof vent boot leak	1
Siding/gutters/downspout issues	11
Treated mold in attic	1
Remove Alberta spruce	1
Water in basement	4
Reset patio blocks	1
Power Wash	12
Fill hole in Retaining Wall	1
Driveway repair	3
Repair light on side of garage	1
Replace/repair defective outside spigot	2
Stain deck	1
Trim trees	3
Reset rock after truck hit it	1
Replace rotted deck boards	1
Remove dead tree	1