

Briarwood Falls Association
January 26, 2023
Community Meeting Minutes
(Unapproved)

Chair: Joe Geiger **Minutes Submitted by:** Joe Geiger / Secretary

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

Guests: Attendees: 28 Community Members were present
Zoom Participants: 9 Community members attended on Zoom

Board Members Absent: Pat Perna – President/Director, John Pacheco - Director

| TOPICS | DISCUSSION |
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| 1) Call to Order | <ul style="list-style-type: none"> • Meeting called to order at 6:30 PM |
| 2) Additions to Agenda | <ul style="list-style-type: none"> • None |
| 3) Community Member Input | <ul style="list-style-type: none"> • None |
| 4) Approval of Board Meeting Minutes | <ul style="list-style-type: none"> • Minutes October 27, 2022 Community Meeting Art Rickey made motion to approve the minutes Tom Meyer 2nd motion All approved |
| 5) Treasurer's Report | <ul style="list-style-type: none"> • Karen presented the financial statement for the 4th quarter and end of year 2022 For 4th Quarter: <ul style="list-style-type: none"> ➤ Total Income: \$78,762 ➤ Total Expenses: \$83,241 ➤ Difference was negative \$4479 For the Year: <ul style="list-style-type: none"> ➤ Total Income: \$314,316 ➤ Total Expenses: \$306,059 ➤ The YTD difference of income vs. expenses was \$8,275 ➤ Total Reserves at the end of year: \$ 180,710 End of Year Business Checking Account Balance: \$30,653 |
| 6) Repairs and Maintenance | <ul style="list-style-type: none"> • Bill provided summary of the M&R work completed during 4th quarter 2022. A copy of his report is attached to minutes. |

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| <p>7) Utility Sinks for Community Center</p> | <ul style="list-style-type: none"> • A request was made by Activities Committee to have a utility sink installed in the Community Center. Need is being driven by plans to have a painting Class/program and the utility sink is preferred to use to wash up painting materials after the classes versus using SS sink in kitchen. <p>CC is built on a slab so there is a problem to install water supply and sewer drain for a new sink. Art Rickey met with plumber to see what could be done and two choices were presented:</p> <ol style="list-style-type: none"> 1. Use existing porcelain sink in one restroom or remove it and replace with 30"-36" SS utility sink and counter top. This would be least cost option. 2. Install utility sink in wall counter in bar area adjacent to mechanical room. Run water supply from bathroom and pump waste water to the bathroom vent stack. Piping would have to be run from bathroom to utility sink overhead in uninsulated and unheated attic space and piping, being full of water, would freeze in winter. Plumber estimated \$4000 - \$5000 for this option <p>After some discussion there was no interest in using sink in bathroom. Bill Cucchi made motion to install utility sink in the CC Bar counter. Lynn Geiger 2nd motion. Polled attendees for vote: 1 Yes; 36 No Motion did not pass.</p> |
| <p>8) Common Fee Proposal Update</p> | <ul style="list-style-type: none"> • The Board will present the Common Fee proposal to owners for vote. There will be two presentations explaining the logic and equitability for a Common Fee; on Thursday, February 9 at 6:30 PM and again on Saturday, February 11 at 10:00 in the Community Center. The Committee will also reach out to the Community to be sure all have the opportunity to either hear or read the presentation before the vote. Ballots for the vote will be sent out last week of February. |
| <p>9) Old Business</p> | <ul style="list-style-type: none"> • None |
| <p>10) New Business</p> | <ul style="list-style-type: none"> • None |
| <p>11) Next Community Meeting</p> | <ul style="list-style-type: none"> • Community Meeting, April 27, 2023 at 6:30 PM in Community Center |
| <p>12) Community Member Input</p> | <ul style="list-style-type: none"> • None |

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| 13) Adjourn | <ul style="list-style-type: none">• Joe called for motion to adjourn meetingCharlene LaPreay made motion to adjournArt Rickey 2nd motionAll approvedMeeting was adjourned at 6:54 PM |
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- Attachments; Summary of M&R Work Completed During 4th Quarter 2022.

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January 26, 2023 Quarterly Meeting
Completed M&R Summary 4th Qtr. 2022

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| Power wash house/decks | 12 |
| Stain deck | 1 |
| Window seal failure | 8 |
| Landscape drain/trench installed | 1 |
| Damaged / reattach siding / Trim | 7 |
| Leak in garage | 1 |
| Adjust garage door sensor | 1 |
| Raise front stairs | 1 |
| Replace side garage door seal/trim | 1 |
| Replace broken shutter screws | 2 |
| Mulch washed out on side banking | 1 |
| Sliding window off track | 2 |
| Roots in lawn causing tripping hazard | 1 |
| All original homes exterior door trim painted | 47 |
| Reattach garage door bottom seal+ | 1 |
| Replace rotted jam/casing | 1 |
| Replace rotted kick plate | 1 |
| Paint shutters | 1 |
| Paint exterior door | 4 |
| Paint garage door | 2 |
| Skim coat stairs | 3 |
| Basement wall crack/leak | 2 |
| Repair deck | 1 |
| Roof leak | 2 |
| Paint utility room ceiling from leak | 1 |
| Replace stair treads on deck and reinforce | 1 |
| Tree removal | 3 |