

Briarwood Falls Condo Association
Minutes for Quarterly Community Meeting
July 28, 2022 at 6:30 PM

(Approved October 27, 2022)

<p>6) Treasurer's Report</p>	<ul style="list-style-type: none"> • Karen presented the financial statement for the Year-to-date January - June 2022: <ul style="list-style-type: none"> ➤ Total Income to date: \$157,650 ➤ Total Expenses to date: \$151,745 ➤ The YTD difference of income vs. expenses \$5905 ➤ Total Reserves at the end of quarter: \$178,097 (Reserve reflect \$8400 withdrawal down payment for road, driveway repairs. A second payment of \$8400 to be transferred from the reserve account in July.) ➤ Other Account Balances: Business Account = \$28,26 Savings Account = \$2609
<p>7) Repairs and Maintenance</p>	<ul style="list-style-type: none"> • Bill presented a summary of Maintenance and Repairs completed to end of June. The Summary list is attached.
<p>8) Community Center Tuck-In</p>	<ul style="list-style-type: none"> • Joe asked for volunteers to join our Community Center Tuck-In Committee. The primary responsibility members have is to come into Community Center after 6 PM to be sure doors are locked, windows are closed, 4 wall mounted AC units are off and three heat thermostats are at minimum setting. You are not required to do any cleaning but if you see somethings that needs attention just notify the Board by E-Mail. You would be on a rotation schedule for a 7-day coverage, Monday to Sunday nights. You could arrange get a stand-in from another committee member as needed. We now have 7 committee members and more volunteers will spread out the rotation schedule. You are encouraged to join our committee.
<p>9) Special Directors Board Meeting</p>	<ul style="list-style-type: none"> • Pat set Saturday, July 30, 2022 for the Special Executive Board Meeting to elect officers and assign their responsibilities. This is an open meeting for all Community members.
<p>10) Common Condo Fee Presentation</p>	<ul style="list-style-type: none"> • Ron Sabatos made a presentation to share information about a common fee for our condo assessment. He discussed how this would more equitably share the expenses for the Association relative to our current assessment based on Unit square feet. Ron expressed that this Condo fee issue is critical to how our Association funds its expenses in the future. He encouraged the Board to get the message in his presentation out to the Community and to make it an Agenda Item for discussion on if and how to present it to the community for a decision. His presentation was well received and generated several questions and comments.
<p>11) Old Business</p>	<ul style="list-style-type: none"> • None

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12) New Business	<ul style="list-style-type: none">• Pat gave an update on the Community Picnic to be held Saturday, September 10th 12 Noon – 5 PM. The Committee will provide burgers & dogs, buns. On the Community Center bulletin board there is a sign-up sheet for what you can bring. Community members should check this list and check off or list what you will bring. The Check list is to avoid too many people bringing the same thing.
13) Next board Meeting	<ul style="list-style-type: none">• Community Meeting, October 27, 2022 at 6:30 PM
14) Community Member Input	<ul style="list-style-type: none">• None
15) Adjourn	<ul style="list-style-type: none">• Pat called for the meeting to be adjourned. John Pacheco made the motion to adjourn Art Ricky 2nd motion All Approved Meeting adjourned at 7:51 PM

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July 22 Quarterly Meeting		
Completed M & R Summary Jan - June 2022		
window seal failure	16	
gutter leaking	2	
paint garage door	5	
French drain clog	1	
loose roof shingles	3	
hole in basement window screen	1	
siding	2	
repair downspout	4	
painting door trim	45	ongoing
replace garage door trim	1	
re set large stone in wall	1	
re attach siding	3	
readjust windows in sunroom	1	
roof vent boot	1	
garage door light repair	2	
clean drains	5	
insulation under sunroom falling down	1	
clean and seal deck	1	
remove dead Alberta spruce	1	
repair hole in sidewalk	1	
repair hole near catch basin	1	
replace damaged exterior lights	3	
patch driveway	6	
replace driveway	5	
repair and/or resurface driveway	5	
crack seal all needed driveways	3500+ ft	
crack seal all roadways	4500+ ft	
repair roadway at bridge approach	both sides	