

**Briarwood Falls Condo Association
Executive Board Meeting Minutes
April 8, 2021 10:00 AM**

Chair: Chris Burke

Minutes Submitted by: Karen Pontrelli

Members Present: Chris Burke, President, Pat Perna, VP, Karen Pontrelli, Treasurer, Bill Cucchi, Director, and John Pacheco, Director

Guests: Fourteen homes were represented.

Members Absent:

TOPICS	DISCUSSION	ACTION
1) Call to Order	<ul style="list-style-type: none"> • Chris called the meeting to order at 10:00 AM. 	
2) Additions to Agenda	<ul style="list-style-type: none"> • There were no additions. 	
3) Community Member Input	<ul style="list-style-type: none"> • Ron Sabatos asked that the Board consider a special assessment to cover the expenses for water issues in lieu of deducting from the Reserve fund. 	
4) Approval of Board Meeting Minutes	<ul style="list-style-type: none"> • Chris moved to accept March 11, 2021 minutes. Karen seconded the motion. All were in favor. 	
5) Repairs and Maintenance	<ul style="list-style-type: none"> • Bill provided a Repairs and Maintenance update. <ul style="list-style-type: none"> ○ Minor repairs were made in the community ○ Any damages to garage trim done by Ron Baribeau's crew will be repaired at his cost. 	
6) Committee Reports	<ul style="list-style-type: none"> a) Landscaping Committee <ul style="list-style-type: none"> ○ A neighbor asked if the tall shrubs at the mailbox be trimmed, since it is difficult to see if anyone is approaching from the bridge. ○ All waiver requests for landscaping were approved. b) Social Activities Committee <ul style="list-style-type: none"> ○ Pat mentioned that Pam Rizk polled the Social Activities committee and all were in favor of reopening the center. ○ The spray cleaner was received. ○ Pam Rizk and Vicki Favreau will establish safety procedures for outside activities. ○ A future event will be planned to add a plaque to the stone under the flag. 	

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<p>7) Treasurer's Report</p>	<ul style="list-style-type: none"> • Karen provided the Treasurer's report. <ul style="list-style-type: none"> ○ Total income for the month of March = \$23,064 ○ Community Center utilities = \$263 ○ Repairs and Maintenance = \$1,484 ○ Total expenses = \$22,368 ○ Difference between income vs. expenses = \$696 ○ Reserves total = \$144,847 	
<p>8) Waivers</p>	<ul style="list-style-type: none"> • 9 Grouse - Karen moved to approve the crushed stone patio. John seconded the motion. Pat mentioned that crushed stone was denied in the past. The request was denied. • 17 Mockingbird - Karen moved to approve the replacement of existing patio and walkway with concrete. Pat and John seconded the motion. All were in favor. 	
<p>9) Water Issues</p>	<p>Discuss for possible action the quotes received to remediate basement flooding and associated issues.</p> <ul style="list-style-type: none"> • Bill moved to hire Brilliant Basements. Chris seconded the motion. <ul style="list-style-type: none"> ○ 11 and 15 Oriole – epoxy cracks ○ 5 and 11 Mockingbird – install French drains and a sump pump ○ 2 Starling – install a backup sump pump • In favor: Pat, Karen and Bill. Abstain: John. The motion carried. • Bill moved to request a special assessment to pay for the water damages. Karen seconded the motion. • In favor: Chris, Bill and Karen. Not in favor: Pat and John. The motion carried. 	
<p>10) Declaration Committee</p>	<p>Discuss changes to "Proposed" Declaration Committee to meet with Chas and Board liaison.</p> <ul style="list-style-type: none"> • Chris asked if anyone had ideas about who to elect for the committee. • Pat moved to table 10) and 11) until the next meeting. John seconded the motion. In favor: John and Pat. Abstain: Karen. The motion carried. 	
<p>11) Maintenance Standards</p>	<ul style="list-style-type: none"> • Tabled for next meeting. 	
<p>12) Community Center</p>	<p>Discuss for next steps for reopening Community Center.</p> <ul style="list-style-type: none"> • Pat moved on behalf of the social activities committee and their request to open 	

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	<p>the community center. Karen seconded the motion.</p> <ul style="list-style-type: none"> • Discussion: Bill sent a message that he was opposed to opening the center. Pat mentioned we do not have anyone to clean or sanitize at this time. The CDC recommends cross ventilation, which the center does not have. • Chris asked for a vote. In favor: Pat. Opposed: John and Karen. The motion was defeated. 	
13) Quarterly Community Meeting Agenda	<ul style="list-style-type: none"> • Add 10) and 11) to the agenda. 	
14) Old Business	<ul style="list-style-type: none"> • Recruitments for the Executive Board. 	
15) New Business	<ul style="list-style-type: none"> • None 	
16) Next Board Meeting	<ul style="list-style-type: none"> • Next Executive Board meeting will be May 13, 2021 at 10:00 AM. 	
17) Community Member Input	<ul style="list-style-type: none"> • Cally Robins spoke about the sprinkler systems. Her concern is that the water supply be protected. Factors to consider: water availability, pressure, erosion, or damage to a neighbor that might have water in the basement. • Chris mentioned they advertise to use about one-fourth of the water vs. using a hose. • Deb Haraldson asked that the water hydrants be included in the study. • Cally asked if the signs at the front entrance be removed. Currently, there are no homes for sale. 	<p>The landscaping committee could look into this. Contact CT Water to get their opinion.</p> <p>Include hydrants in the discussion. To be looked in to.</p>
18) Executive Session	<ul style="list-style-type: none"> • The Board met in Executive Session at 10:57 AM. The Session ended at 11:35 AM. 	
19) Adjourn	<ul style="list-style-type: none"> • Chris asked for a motion to adjourn the meeting. Karen moved to adjourn. John seconded the motion. All were in favor. • The meeting adjourned at 11:35 AM. 	