

Briarwood Falls Association
1st Qtr. Community Meeting Minutes
January 25, 2024 at 6:30 PM
 (Approved 4/25/2024)

	<p>We did look at premium if our deduction was increased from \$5,000 to \$10,000, but the premium reduction was not that favorable. Also, this could require some owners to increase the deductible in their insurance.</p> <p>The 2024 Master Insurance Policy details are posted on our website.</p>
<p>6) Repairs and Maintenance</p>	<ul style="list-style-type: none"> • Bill presented summary of tasks completed during 4th qtr. 2023 and it is attached to minutes. • Bill also discussed a summary of all tasks completed for Year 2023 (attached) which was compiled from an analysis of the monthly M&R Tacking reports. The summary shows 2023 M&R Expenses of \$30,251 completing 146 tasks. • In response to a question, Bill explained that we do plan to add additional street lights this year as we see the funds available in the maintenance budget.
<p>7) Committee Reports</p>	<ul style="list-style-type: none"> • Greg presented the Social Activities Committee summary of events over the last quarter and the events coming up in January – February: <ul style="list-style-type: none"> ➤ Thru Jan. 31 - Food & and other Donations to Access, Friends of Assisi Food Pantry and TEEG Marketplace. ➤ Feb. 17th - Winter Doldrums Party ➤ March 16 - Fall Prevention Program conducted by Day Kimball Hospital at 6:30 PM. ➤ May 4th - Kentucky Derby / Spring Fling Party. ➤ June - Community Yard Sale
<p>8) Uniform Fee Committee</p>	<ul style="list-style-type: none"> • Joe asked again for community members to volunteer to be on the uniform fee committee. Board would prefer that the committee members represent each type of unit in the Association. So far, the volunteers only represent Eagle, Cardinal & Robin Units. We still need volunteers from the Ranch units. Also, 3 of volunteers are Board members.
<p>9) Parking Violations at Cook Hill Entrance</p>	<ul style="list-style-type: none"> • Pat stated that there had been 2 instances in the Fall 2023 when a non-resident parked at our Condo entrance while attending a family event at neighbor's home on the corner of Cook Hill Road. The 2nd time was after we installed our "No Parking / Tow Away" signs. Pat explained that after checking with Troop D State Police and our attorney, our option is to negotiate with a Tow company to take away parked car and have them charge owner.

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	<p>Community member Mark Achenbach suggested that we take a more neighborly approach to the issue, contact them to see if some arrangement could be worked out. Other members also agreed to consider taking this approach.</p> <p>Joe suggested that we ask neighbor to let us know by e-mail to Board when they plan to have a family event and ask for permission to allow parking. We would also set parameters for it, such as, parking only on one side of entry road and keeping of the lawn.</p> <p>For now, no action is being taken. Board will wait to see if it happens again.</p>
10) Old Business	<ul style="list-style-type: none"> • None
11) New Business	<ul style="list-style-type: none"> • Christa Mueller, 4 Starling Ct., is moving to a nursing home and wants to donate a framed picture to our Community Center depicting early Boston Harbor Members, after looking at the framed picture, agreed to accept it.
12) Next board Meeting	<ul style="list-style-type: none"> • Exec Board Meeting, February 8, 2024 at 11:00 AM • 1st Qtr. Community Meeting, April 25, 2024 at 6:30 PM
13) Community Member Input	<p>Pat O'Rourke stated that if 3 or more of committee members were also Board members there would be a forum and the meetings would have to be treated as Board meetings. Later Pat e-mailed that her statement was based on 2 board person limit on committees in Florida, but that is not the case in Connecticut as long as the committee is not taking board designated action.</p> <ul style="list-style-type: none"> • Art Rickey asked if there would be a cutoff date for soliciting volunteers for the uniform fee committee. Board stated it intended to select committee members from volunteer list at February 8 Board meeting.
14) Adjourn	<p>Pat called for motion to adjourn meeting. Charlene Lapreay made motion to adjourn meeting. Art Ricky 2nd motion. All approved. – Meeting was adjourned at 7:04 PM</p>

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4th Qtr. 2023 Meeting
Completed M&R Summary

Window seal failure	1
Siding/gutters/downspout issues	3
Cut up fallen trees	1
Water issues	5
Fill hole in Retaining Wall	1
Stain deck	3
Replace broken window guide pins	1
Fill D/W sink hole	1
Repair front sidewalk	1
Replace batteries in mailbox lights	2
Install D/W markers	
Replace light bulb on sign	1

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2023 Maintenance Expenses \$30,251
M&R TASKS FOR YEAR 2023

UNIT STYLE	NO. REQUESTS	PERCENT
CAPE	4	2.78%
CARDINAL	15	10.42%
COMMON ELEMENTS	6	4.17%
COMMUNITY CENTER	2	1.39%
EAGLE	34	23.61%
RANCH	81	56.25%
ROBIN	4	2.78%
TOTAL	146	101.39%

CATEGORY LIST	NO. REQUESTS	PERCENT
ATTIC MOLD	1	0.68%
DECK	12	8.22%
DRAINAGE	1	0.68%
DRIVEWAY	3	2.05%
GFI	1	0.68%
GUTTER & DOWNSPOUTS	7	4.79%
LANDSCAPE	8	5.48%
MISCELLANEOUS	4	2.74%
OUTSIDE FAUCET	4	2.74%
OUTSIDE LIGHTS	5	3.42%
PAINT	1	0.68%
PATIO	1	0.68%
PORCH	1	0.68%
POWER WASH DECK	2	1.37%
POWER WASH UNIT	11	7.53%
ROOF SHINGLES	5	3.42%
ROOF VENT	9	6.16%
SIDING TRIM	4	2.74%
SIDING VINYL	5	3.42%
SLIDER DOOR	1	0.68%
SOFFIT	1	0.68%
WALKWAY & STEPS	2	1.37%
WATER LEAK	20	13.70%
WINDOW UNIT	5	3.42%
TASKS REQUESTED BUT NOT COMPLETED		
LANDSCAPE	7	0.68%
POWER WASH UNIT	21	14.38%
SIDING VINYL	1	0.68%
SLIDER DOOR	5	2.05%
WINDOW UNIT	6	4.11%
TOTAL	146	100.00%

