

Briarwood Falls Association
Minutes 1st Qtr. 2024 Community Meeting
April 25, 2024 at 6:30 PM

Approved 7/25/24

<p>8) BF Project Phase 3</p>	<ul style="list-style-type: none"> • Pat presented summary of discussion with Declarant, Derek Santine, and his builder, Ernie Collelo, regarding plan to start work on Phase 3 of the BWF project: <ul style="list-style-type: none"> ➤ Construct Culvert Bridge with Concrete Head and End Wall - at end of lower Mockingbird Drive ➤ Fill and grade for building lots ➤ Install utilities infrastructure ➤ complete Mockingbird Drive ➤ Build 18 new units. most likely Cardinal and Eagle models. ➤ Construction vehicle traffic primarily to use Deerwood and lower Mockingbird Drive. <p>Work could start within a few weeks. No plan at this time to build Phase 4 of project - another 32 units.</p> <p>Bill Cucchi to be primary contact with Derek/Ernie and oversee project activity for Association.</p>
<p>9) Recruit Directors for Board</p>	<ul style="list-style-type: none"> • Pat stated that the Executive Board of Directors will have three vacancies at the election in July and that we are seeking community members who wish to help in the management of our Association. Pat talked about the duties a Board director does, that it does require some time to get the work done but it is not an everyday activity. Pat encouraged all to talk to a current board member to get any questioned answered. She encouraged all to give this some serious thought and to submit a nomination form.
<p>10)Fiber Cable Service</p>	<ul style="list-style-type: none"> • Joe stated that both Frontier and Comcast/Xfinity have approached us requesting to install fiber cable service to the Association. <p>Frontier would install a fiber service technology Fiber to the Premise (FTTP) - fiber cable from a pole to at the property entrance, then fiber all the way to each unit. They require us to have a <u>7-year exclusive</u> marketing agreement. This would allow Frontier to cover the construction costs, \$163,000, associated with bringing their fiber to all our units which they would pay.</p> <p>If we do not choose Frontier exclusive service, then to install their fiber they require a <u>10-year non-exclusive agreement</u> and we would have to pay a portion of the installation costs, approximately \$71,280. This is not a likely choice for us.</p>

Briarwood Falls Association
Minutes 1st Qtr. 2024 Community Meeting
April 25, 2024 at 6:30 PM

Approved 7/25/24

	<p>Comcast/Xfinity would install fiber technology service Fiber to the Node (FTTN) - fiber cable from a Pole only up to property entrance, then coax wire to each unit. They request a <u>10-year non-exclusive</u> agreement to install fiber infrastructure. The 10-year agreement basically give them access to our property for installation and to maintain the equipment. Xfinity pays all costs to install fiber infrastructure.</p> <p>It is up to each company to decide if they want to make their installation. Frontier will not come in without 7-year inclusive agreement unless we contribute to installation cost. And Xfinity will not come in if we do an exclusive agreement with Frontier. Eventually, we will have to sign an installation agreement with whomever gets to come in.</p> <p>Joe asked that community members contact the Board via e-mail and give an opinion about the two fiber service options.</p>
<p>11) Killingly & Dayville Fire District Budget Vote</p>	<p>Joe presented information about upcoming budget vote:</p> <p>KILLINGLY TOWN & SCHOOL BUDGET</p> <ul style="list-style-type: none"> ➤ Amount to be raised by taxes for 2024-25 budget > \$40,593,076 ➤ 2024 – 2025 Mill Rate: \$22.37/mil ➤ Annual Town Meeting on May 6th at 7 PM, Killingly High School Auditorium. ➤ Town Wide Vote on budget May 14th 6 AM – 8 PM. <p>DAYVILLE FIRE DISTRICT BUDGET</p> <ul style="list-style-type: none"> ➤ Amount to be raised by taxes for 2024-25 budget \$1,368,250 ➤ 2024 – 2025 Mill Rate: \$1.75/mil ➤ Annual Meeting to vote on Budget May 23 at 7 PM at Fire Station. <p>Find your assessment on Town of Killingly website, and multiply by mill rate to get your Town and School Tax and Fire District Tax for 2024-25.</p> <p>Joe encouraged all to attend the meetings and vote.</p>
<p>12) Committee Reports</p>	<ul style="list-style-type: none"> • Greg presented report on social Activities Committee during the 1st Qtr. and plans for upcoming activities: <ul style="list-style-type: none"> ➤ Garden Club meeting – May 1 at 10 AM ➤ Sip & Paint – May 2nd at 6:30 PM ➤ Kentucky Derby Party – May 4 at 5 PM ➤ Memorial Day Ceremony at flagpole – May 25 at 9 AM

Briarwood Falls Association
Minutes 1st Qtr. 2024 Community Meeting
April 25, 2024 at 6:30 PM

Approved 7/25/24

	<ul style="list-style-type: none"> ➤ Community Yard Sale – June 1 ➤ Ice Cream Social – June 15 at 4 PM ➤ BlocNic - Picnic and Block Party – Sept. 15 <p>Pat thanked the Garden Club for their work which now starting to show with colorful flowers and plants around the community center.</p> <ul style="list-style-type: none"> • Joe presented report on Uniform Fee Committee. A committee of 10 Briarwood neighbors are now diligently working to present a proposal to the community to change the monthly condo fee to a uniform fee – all owners pay the same fee. This is an important issue for our Briarwood Falls community to address. <p>The reason to make the change is that 96% of our association’s budgeted expenses have nothing to do with the size of units, and the 4% that does have some relationship to unit size is not uniformly proportional to all units”.</p> <p>The committee will host an informal coffee-hour on May 7th at both 3 PM and 6:30 PM to listen to residents’ thoughts and concerns about the proposal. All are encouraged to attend one of these coffee-hours.</p>
13) Old Business	<ul style="list-style-type: none"> • Betty Benoit inquired about project to install of a street light on Owls Nest. Pat explained that it is still being worked on but cost for the solar street lights has gone up. The Board will move mov to install street light as the budget permits. • House Washing - Joe stated that contractor will start power washing units on April 30 – May 2. He will send out note to owners whose unit will be done asking to clear decks and front entryways.
14) New Business	<ul style="list-style-type: none"> • None
15) Next board Meeting	<ul style="list-style-type: none"> • Exec Board Meeting, May 9, 2024 at 11:00 AM • Community Meeting, July 25, 2024 at 6:30 PM
16) Community Member Input	<ul style="list-style-type: none"> • None
17) Adjourn	<p>Pat called for motion to adjourn meeting. Art Rickey made motion to adjourn meeting. Dave Musto 2nd Motion. All approved All approved. – Meeting was adjourned at 7:23 PM</p>

Briarwood Falls Association
Minutes 1st Qtr. 2024 Community Meeting
April 25, 2024 at 6:30 PM
Approved 7/25/24

April 25, 2024
1st Qtr. Meeting

Completed M&R Summary

Window seal failure (window or slider)	2
Siding/gutters/downspout issues	4
Cut up fallen tree	1
Water issues (basements and window)	6
Repair Retaining Wall	1
Roof shingles from storm	3
Fill in hole under sun room from animal	1
Replace defective roof vent boot	2
Remove driveway markers	
Clear brush under and around bridge	