

Briarwood Falls Association, Inc.
Minutes for October 21, 2021 Community Meeting

(Approved 1/20/2022)

Chair: Chris Burke

Minutes Submitted by: Joe Geiger

Time: 6:30 PM

Location: Community Center

Board Members Present:

Chris Burke – President

Joe Geiger - Secretary

Pat Perna – Vice President

Karen Pontrelli – Treasurer

John Pacheco – Director

Not Present:

Bill Chucchi - Director

Others Present: Including Board members, we had representation from thirty-seven homes.

1. Welcome and Call-To-Order

Chris Burke called the meeting to order at 6:32 PM.

- a. Members Present: 46 community members in attendance representing 37 Units
- b. Introduction of new homeowners:
 - 12 Mockingbird – Eugene Lanbert (not present)
 - 32 Mockingbird – Dave and Debbie Musto
 - 14 Snowbird - Evelyn Sambroski (not present)

2. Approval of Minutes

July 22, 2021, Quarterly Community Meeting:

- Walter Rosinski moved to accept the minutes
- Ron Sabatos seconded the motion.
- All were in favor. - Approved

3. Treasurer’s Report

Karen Pontrelli presented the financial statement for the period January - March 2021.

- Total Income: \$69,405
- Total Expenses: \$67,794
- We ended the quarter with a Net Income of \$1611.
- The YTD difference of income vs. expenses was a positive of \$2,936
- Total Reserves at the end of quarter: \$159,984 (includes the CD).

4. Social Activities Committee Report

Pat Perna provided an update for the Social Activities Committee.

- July Picnic was a success. It was Kicked off with dedication ceremony of Veterans Plaque on rock in front of flag pole. Plaque was donated by Bill Chucci in memory of his late wife Nancy. Two members of American Legion Honor Guard presented the flags. Many thanks to all the Community members who help plan and operate the picnic
- Reminder given to RSVP to Carol Romprey/Nancy O'Leary if you plan t attend the Halloween Pot Luck Party, Friday, October 29 at 6:30 PM.
- Thanksgiving Harvest Get Together will be held on Saturday, November 13 10 -12 AM at Community Center to collect personal care products, hats, gloves, mittens and socks. There will be refreshments
- The Christmas Holiday Event will be on Friday, December 10 at the Community Center. There will be a food collection for the St. Francis of Assisi Pantry.
- Reminder of Social Activities – all are welcome to attend
 - Committee meets on 2nd Tuesday of month at 6:30 PM in the Community Center.
 - Ladies Luncheon 2nd Monday of each month at noon
 - Game Night 2nd Wednesday at 6:30 PM
- The Community Center Tuck-in Committee is doing exceptional job securing /monitoring the Community Center. Committee members: Rose Condon, Nancy Daley, Greg Dexter, Joe & Lynn Geiger and Art Rickey. Feel free to join to help ease weekly rotation schedule.

5. Repairs and Maintenance Report

Joe Geiger provided an update on repairs and maintenance for Bill Chucci:

- **Repair & Maintenance Budget Summary**
3rd Qtr. Spent >> \$7,297; Budget >> \$7,200; Diff >> **-\$97**
Year to Date Spent >> \$15,631 Budget >> \$21,600 Bal >> \$5969
- **1`0**
 - Sealed cracks in foundation - 3 Units
 - Driveway repair -1 Unit
 - Working melted siding issue on 1 unit. Expected warranty repair but no so.
 - Window gas seal failure repaired – 5 units
 - Power wash – 1 unit
 - Sealed leaks around form holding pins – 1 unit
 - Painted shutters - 10 Units
 - Reattached down spout – 3 units
 - Reattached rain Gutter – 2 units
 - Snaked clogged underground drain pipe – 1 Unit
 - Paint Garage doors – 2 Units
 - Repair and paint 6 picnic tables
 - Repaired sink hole in driveway – 1 Unit
 - Repair lifted roof Shingle – 1 Unit
 - Reattach loose siding – 3 Units
 - Fixed leak around French doors – 1 Unit

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- Fixed defective roof vent boots – 4 Units; still need to fix 8- Units
- Fixed leak around water pipe where it enters basement – 2 Units
- Cleared brush around /under Entrance Bridge to get ready for 5-year inspection
- Replaced outside light – 1 Unit
- Repaired door lock strike – 1 Unit
- Painted A/C line where it passed through shutter to match shutter

6. Declaration Committee

Joe Geiger, representing the Declaration Committee, made a 30-minute presentation that provided an overview the BWF Condo Association governance and details of the current BWF Declaration. The Committee also presented information about the proposed Amended Declaration that will bring our Declaration into compliance with the current Connecticut Common Interest Ownership Act but keeps the responsibility for maintenance, repair and replacement of common and limited common elements the same as in our existing Declaration. The purpose of the presentation is to inform the Unit Owners about what our Declaration is, how it effects our community and how we will move forward to get the Amended Declaration approved by the community.

Following the presentation, the attendees addressed several questions to the Committee and these were discussed.

The Committee will be making this presentation at least two more times in November so that all of the Unit Owners will have a chance to hear it and ask questions. Owner will be informed of the dates. The next step will be to get the proposed Amended Declaration reviewed by the Association's Attorney. It will be released it to the community after Attorney review.

7. Old Business

- None

8. New Business

- None

9. Open Discussion

- John Pacheco announced that Ron White is in the Hospital but had no details yet on his problem.
- Discussion came up relative to the EMS/Ambulance response two weeks ago for Liz Olausen (14 Skylark) where the B&K ambulance driver was not able to quickly find the address.
- The Board is considering to erect map signs at both entrances to BWFA. The map signs would be 30" X 48" using reflective colors identifying all existing streets using ¾" high letters. The estimated installed cost for the 2 signs on black 4' X 4" treated posts is about \$1,250.
- Lynn Geiger stated all our streets and addresses are shown on Google Maps and that WAZ can direct one to any unit in BWFA. She said to follow up on this event she

called B&K/Supervisor to inquire about what GPS or similar resources their drivers use to find area addresses during a call. The Supervisor said they typically use the Garmin GPS device but it is up to each driver as to what he uses to find a call location. He didn't know when the maps on their Garmin devices were last updated. Lynn proposed that we should make street map with Unit numbers on 8 ½" X 11" paper, laminate them and give copies to each of the Ambulance services that the Dayville EMS calls to an event.

- Carl Olausen said that he also had contacted B&K and meet with a supervisor for a couple of hours to discuss the incident. Based on their discussion Carl stated that the proposed signs and lettering were too small to be effective.
- Other attendees also made comment on the issue.
- The discussion was closed. The Board will consider suggestions made and get cost for larger map size.
- This topic will be an agenda item for further discussion at the November 18 Board meeting

10. Next Community Meeting

- The next Quarterly Community Meeting is scheduled for **January 20, 2022 at 6:30 PM.**

11 Adjournment

- Chris Burke asked for a motion to adjourn the meeting.
- Linda Almada moved to adjourn.
Ron Sabatos seconded the motion. All were in favor.
The meeting adjourned at About 8:30 PM.