

**Briarwood Falls Association**  
**ANNUAL BUDGET MEETING**  
**December 04, 2025, at 6:30 PM**  
**Approved**

**Chair:** Joe Geiger, President

**Minutes Submitted by:** Kathy Kazarian

**Members Present:** Joe Geiger, President, Jeff Marshall, Treasurer/Director, Kathy Kazarian, Secretary/Director, Karen Pontrelli, Director, Linda Worchel, Director

**Members Absent:** None

**Community Members Attending:**      # Units represented in person -39  
# Units represented on Zoom - 3

Topics	Discussion	Action
1. Call to order	Meeting called to order at 6:35 PM	
2. Board Member Nomination	One note of business before the budget presentation  Board member Barbara LeFevre resignation  Linda Worchel nominated as a new board member	On a <b>MOTION</b> by Jeff Marshall <b>SECONDED</b> by Kathy Kazarian to accept the nomination of Linda Worchel to the Executive Board  <b>Vote:</b> Passed
3. 2026 Budget Presentation	Joe Geiger welcomed everyone and read a statement.  2026 adopted budget is 4.5% higher than the current budget and special assessment combined.  The board recognizes that any increase in condo fees is a concern for many owners. We understand and respect those concerns, however, as the governing board of Briarwood Falls Association, we are obligated to ensure the association remains financially sound and capable of maintaining the property and meeting all the obligations.	
4. Community member questions and comments	There were several questions and answers between attendees and the Board seeking more understanding of the budget and the final numbers	
5. Vote on Budget	A call was made by Joe Geiger for a show of hands for a vote  First was a show of hands to Vote NO 15 ---- NO Votes  Second a show of hands to Vote YES 26 ---- YES Votes	On a <b>MOTION</b> by Bradley Gerrish <b>SECONDED</b> by Chris Norman to accept the adopted 2026 Budget

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	1 on Zoom did not vote - 1  Adopted 2026 Budget was approved	<b>Vote: Passed</b>
6. Next Meeting	Executive Board December 11, 2025	
7. Adjourn	Meeting adjourned at 7:50 PM	On a <b>MOTION</b> by Joe Geiger <b>SECONDED</b> by Jeff Marshall to adjourn  <b>Vote: Passed</b>

Attachments (1): Annual 2026 Operating Budget

# 2026 OPERATING BUDGET

## Income

92 homes \$ 416,250

Based on a rate of \$3.113 / sq. ft.

**Total Income:** \$ 416,250

## Expenses

Grounds Maintenance (1)	\$ 167,801	40%
Reserve Savings (2)	\$ 83,250	20%
Insurance )	\$ 75,080	18%
Trash (4)	\$ 29,400	7%
Repairs/Maintenance (5)	\$ 35,250	8%
Community Center costs (6)	\$ 6,165	1%
Fire/Water Maintenance (7)	\$ 8,064	2%
Legal, Taxes, Govt. Fees	\$ 5,000	1%
Cost Accounting Stipend	\$ 4,200	1%
Miscellaneous Expenses (8)	\$ 1,200	0.3%
Electric	\$ 840	0.2%
<b>Total Operating Expenses:</b>	<b>\$ 416,250</b>	<b>100%</b>

**Income:** \$ 416,250  
**Expenses:** \$ 416,250  
**Net Income Less Expenses:** \$0

- (1) Entering 2nd year in July of 3-year contract
- (2) Percentage raised from 18% to 20%
- (3) Anticipate 15% increase from 2025
- (4) Entering last year of 3-year agreement - \$25 per household plus tax
- (5) Repairs & maintenance for units, limited and common areas
- (6) Includes utilities, supplies, maintenance, software, and social activities
- (7) Basic Fire water cost main lines and fire hydrants
- (8) Includes postage, office supplies, copying, and memorial donations

