

Briarwood Falls Association
Quarterly Community Meeting
April 24, 2025, at 6:30 PM
Meeting Minutes
Approved

Chair: Joe Geiger, President

Minutes Submitted by: Kathy Kazarian

Members Present: Joe Geiger, President, Karen Pontrelli, Treasurer/Director, Kathy Kazarian, Secretary/Director, Greg Dexter, Director, Joe Clune, Director, Barbara Lefevre, Director

Members Absent: Don Greene, Vice President

Community Members Attending: # Units represented in person - 17
 # Units represented on Zoom - 5

Topics	Discussion	Action
1. Call to order Regular Session	Meeting called to order at 6:30 PM	
2. Additions to the agenda	Lawn treatment applications	
3. Welcome New Residents	Mark & Linda Worchel, 25 Mockingbird Dr. Jeffrey & Pauline Marshall, 3 Owls Nest Ct.	
4. Community Member input (Limited to items on the agenda; comments limited to 2 min. max.)	None	
5. Approval of Board Minutes	Minutes of the 01/23/2025 Community meeting were presented for approval.	On a MOTION by Don Desrosiers SECONDED by Diana Brennan to accept minutes of the 01/23/2025 Qtrly. Community Meeting Vote: Passed
6. Treasurer's Report	Treasurer's report 1st Quarter was presented by Karen Pontrelli Total Income: \$92,621 Total Expenses: \$91,928 Difference: \$693 Total Reserves: \$283,157 Business Checking Balance: \$28,061	
7. Repairs and Maintenance Summary	Joe Clune, Director, summarized ongoing repairs and maintenance issues. Water leak pipe Fixed gutters Garage trim on MB Several screen doors	

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	Replaced shutter on Oriole Siding that popped off on MB Few outdoor spigots to take care of Joe G. stated that we have a window replacement plan in place. There are 22 windows on the list, including 7 sliders and 1 transom window. The Association will replace as many as the budget allows. Post winter road cracks. These were repaired 2 years ago and there are new ones after this winter season. Measured so far for repair is 1350 ft. A quote has been received from the Family Driveway, LLC for \$3,000. This will be discussed at next Exec. Bd. Meeting	
8. Committee Reports	a. Social Activities Committee report was presented by Greg Dexter, Liaison, see attached report	
	b. Reserve Committee report was presented by Barbara Lefevre, Liaison. The committee has been reaching out to over 20 vendors to get costs for replacing 18 different common and limited common elements. We have now received costs for about half of those elements We are hopeful to pull together all of the costs by June. We are also in the process of getting a better assessment of the useful life remaining of the roofing for our oldest 37 homes. We still anticipate being able to provide our recommendations to the board sometime in July.	
9. Old Business	Truax has been on site cleaning out the storm drains. They accomplished the work in only 1 day which saved ½ the cost. Total \$2760 Amended 7/23/2025 to correct payment as follows: Truax was on site 4/22/25 to clean out the storm drains. They accomplished the work in one day but this required using 3 specially equipped trucks, each which had a day charge. Total cost was \$6095, which was \$575 above the estimated cost. Full Myles Grounds will be repairing landscaping that sustained plow damage next week Xfinity will be returning to repair road cuts	

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10. New Business	a. Community Center Irrigation System A quote has been received for \$4600 from PS Irrigation, this includes 6 zones and 25 heads. This will include the lawn and shrubs surrounding the Community Center - There will be an additional cost for initial plumbing hook up - Start-up & winterizing cost per year \$200 Several comments and questions by community members were made including; Concerns in regard to water pressure, several unit owners adjacent to the Community Center already experience low water pressure and they are concerned what effect this system will have on that Will there be an increase cost of water on the utility bill More information needed to make an informed decision Seems like this is a luxury enhancement, not a necessity, it will add to the cost of the budget at a time when there are already many economic pressures Important to know where the money is coming from for this, budget or special assessment Burden would be lifted from volunteers who currently hand water all of the plants and shrubs Will more plants and shrubs be added to this Excellent concept and a lot of work has gone into the Community Center plantings which is a focal point of the community and it is important to keep it looking well Suggestion of other means of sprinklers/watering. (there are limitations due to only 1 water outlet at the Community Center) Question of watering schedule, every other day, specific times, durations. Question was asked if people would be willing to share the cost equally. Answer, you can't do it that way you have to go by the Declaration	a. Prepare a survey with additional information for community feedback

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	Concluded that a survey with additional information will be sent to the community for more feedback	
11. Lawn Treatment Applications	Greg Dexter outlined the upcoming treatments to lawn areas throughout the community Carrier Serv Pro will apply 4 treatment intervals, beginning in May and throughout the summer into the fall • 1st application -slow-release fertilizer, pre-emergent crab grass to be applied early to mid-May • 2nd application – slow-release fertilizer, pre-emergent crab grass • 3rd application – slow-release fertilizer, lime • 4th application – slow-release fertilizer, lime In addition, insect control material will be applied, to be determined by Carrier. Nutsedge will also be addressed and included Discussions have been ongoing with Carrier to communicate quickly if a problem is suspected so we can address these effectively.	
12. Next Community Meeting	Community Meeting, July 24, 2025 at 6:30 PM	
13. Community Member Input	Some community members have not been pleased with the Xfinity repair work to grassy areas	
14. Adjourn	Meeting was adjourned at 7:18 PM	On a MOTION by Diana Brennan SECONDED by Pam Provost to adjourn Vote: Passed