



Briarwood Falls Association  
Executive Board Meeting  
May 08, 2025, at 10:00 AM  
Meeting Minutes  
Approved

| Topics               | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Action                                                                                                                                                                                                                                |
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|                      | <p>expectancy of the 37 roofs on the older homes. In this process they have identified 25 repairs needed within those 37 older home roofs. A quote has been requested from Harts on these repairs.</p> <p>b. Post winter road crack filling- Again, as part of the Reserve study, P. Willis Construction came in to inspect roads and provide information for the study. Crack filling was done 2 yrs ago, and now 1400 linear feet of road surface has been identified as needing repair. Last year it was quoted at \$3/ft. Family Driveway LLC quoted \$3000, P. Willis quoted \$2850</p> <p>c. 80 Mockingbird leak repair – Long history of attempted repairs to this slider door. Luke Walker has quoted \$1160 to provide a final solution to the problem. The Association will contact the previous contractor who was unsuccessful at repairing this to see if we can get any reimbursement.</p> <p>These two maintenance items(b&amp;c) are necessary and represent almost \$5000 that was not in the budget. It is agreed that we will move ahead with the hope that there will be enough remaining in the maintenance budget at the end of the year to absorb these costs. If not, an assessment will have to be made.</p> | <p><b>b.&amp; c. On a MOTION</b> by Karen Pontrelli, <b>SECONDED</b> by Greg Dexter to move ahead with the road crack repairs \$2,850 P. Willis and \$1160 Luke Walker for 80 MB slider door issue</p> <p><b>Vote:</b> All Passed</p> |
| 8. Waivers           | <p>a. 10 Skylark – Install irrigation system</p> <p>b. 3 Starling – Install generator</p> <p>c. 20 Mockingbird – Install irrigation system</p> <p>d. 3 Owls Nest – Install Trex deck</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>a. On a MOTION</b> by Karen Pontrelli <b>SECONDED</b> by Kathy Kazarian to <b>approve 4 waivers a. – d.</b></p> <p><b>Vote:</b> All Passed</p>                                                                                  |
| 9. Committee Reports | <p>a. Social Activities Committee report was presented by Greg Dexter, Liaison, see attached report</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                       |
|                      | <p>b. Reserve Committee report was presented by Joe Geiger</p> <p>Harts roofing came in at no charge and were very helpful. They inspected some older unit roofs. Had hoped for 7 more years life expectancy, but that's not the case. Several roofs need repairs; some may see 5 more years. Roads have been assessed and costs are up 8% from last Reserve study. Making good progress on getting all of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                       |

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|                            | costs together for all of the elements. Report should be on track and out in July.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |
| 10. Old Business           | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| 11. New Business           | <p>a. Rules &amp; Regulations – Rentals<br/>Resale certificates currently include a statement regarding permission for units to be rented which we were advised by legal counsel to include. Association feels this should be mirrored in the Rules &amp; Regulations. A draft of this addition to the Rules &amp; Regulations be will be drawn up.</p> <p>b. Inquiries were made to Xfinity for internet at the Community Center to see if there would be cost savings. Xfinity offers \$149, business rate. Currently paying Frontier cable for internet \$109. We were able to negotiate a new lower cost with Frontier, \$79, effective this month.</p> <p>c. Tree removal- Concerns about dead trees located in the conservation area close to homes in the upper Mockingbird area. Killingly Planning &amp; Conservation, Allison Brady came out on Monday, 5/5/25. 11 trees have been identified and approved by the Town to be removed at cost to the Association. The trees must be felled back into the area, and stumps left. In process of requesting 3 quotes for this tree work.</p> <p>*It was noted that there are dead trees also close to homes on Starling and also a dead tree at the end near 4 Owls Nest. It is thought that those trees are on property that belongs to the Association, not Conservation and should possibly be included in the tree work estimate.</p> |        |
| 12. Next Meeting           | Executive Board June 12, 2025, at 10:00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |
| 13. Community Member Input | <p>A question was asked about the Community Center Irrigation system and where that stands. A survey type document has yet to formulated and will be worked on.</p> <p>Question asked on the Xfinity/Frontier costs. Xfinity \$149, Frontier \$79.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |

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|             | <p>Is there anything being done currently to address the Common Fee/Uniform Fee Issue? Not at the present time. It was unsuccessful 2 years in a row. Will be asking legal counsel some specific questions about the 80% feature to get clarity, but for now it is on pause.</p> <p>Will the bridge repainting be done this year? Will be coordinating with the volunteer maintenance committee. Post caps need replacement and railings and walkway will need to be washed and stained.</p> <p>Reminder of the upcoming Killingly Town meeting to vote on the Budget.</p> |                                                                                                                      |
| 16. Adjourn | Meeting was adjourned at 11:00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>On a <b>MOTION</b> by Joe Geiger<br/><b>SECONDED</b> by Karen Pontrelli to adjourn</p> <p><b>Vote:</b> Passed</p> |

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Briarwood Falls Condo Association  
Executive Board Meeting  
Social Activities Committee Report

Good morning,

The Social Activities committee continues planning events for all. Weekly updates and times are emailed to the community by Pam Provost.

The Trivia Night held April 25<sup>th</sup> was enjoyed by many! Rummikub, (Mondays, 1PM), Shuffleboard (Tuesdays, 6PM), Cribbage (Wednesdays, 2PM), Hand and Foot card game (Fridays, 2 PM) continue to provide ways for all to socialize. The Book Club's next meeting is Thursday, June 26<sup>th</sup> at 2PM. This month's book is "Broken Country", written by Clare Leslie Hall. All are welcome!

The Garden Club held their first planning meeting Wednesday, May 7<sup>th</sup> at 10AM. More to come as we enter the planting season!

The American Legion meets on the second Wednesday each month in the Community Center. All of our Veterans are encouraged to attend. Meeting starts at 7PM.

Important upcoming dates to remember are Social Activities committee meeting, May 12<sup>th</sup> (Monday) at 6PM, Memorial Day Ceremony, May 25<sup>th</sup> (Sunday) at 9AM, our Community Yard Sale (June 7<sup>th</sup>, Saturday) with a rain date of Sunday (June 8<sup>th</sup>), and an Ice Cream Social (June 28<sup>th</sup>, Saturday) at 3PM.

Some of our neighbors are planning a bake sale to be held in front of the community center during the Yard Sale. If you are interested in baking, please contact Dianne Clune.

Come on out to socialize with your neighbors and friends.

Respectfully submitted,

Greg Dexter  
Executive Board Liaison, Social Activities Committee