

Birchwood Commons Condominium Association

Homeowner Association Meeting

1691 Norwich New London Turnpike
Uncasville, CT 06382
Not Yet Approved

Date: May 29th, 2024

Time: 07:04pm called to order

Location of meeting: Polish American Club 85 Maple Avenue Uncasville, CT 06382

Members of the Board

Bill Radgowski (President) A-5

Maureen Brown (Treasurer, Secretary) C-8

Marc Pennuto (Board Member) D-4

Agenda:

- (1) Meeting Call to Order 7:04PM
- (2) Sign in sheet 16 unit owners present
- (3) Call to hearing on unit E-2 Violations. Background about the issue give. regarding Notice and hearing in the issue of renting out the unit as an Air Bnb. Maureen Brown made a motion to fine the unit owner for violations found in the Declarant and all Board Members. Unit owner sent in email at 5:00pm on the date of the meeting May 29th regarding he will not show for meeting.
- (4) Proof of notice: reading of Proof of notice waved
- (5) Reading of previous meeting minutes of June 14 2023 read and approved as is.
- (6) Opening Remarks:

Siding Project Review and discussion. Siding will be done on Building D and E in September and then the doors and deck colors chosen. More issues with cosmetics will have to be done as finances allow.
- (7) Budget review and discussion. Maureen Brown reviewed each line of the proposed budget and detailed each change or increase. Maureen also touched on the fact that there had been overages of the cost of the project of about \$15000.00 as several deck divider walls had to be rebuilt due to finding rotted wood. Also, all of the exterior lights both front and back were replaced. The siding contractor replaced rotted wood in many places but the rebuilding of the walls was outside the agreed upon contract. The Board was fully aware that there would be areas of rot that would likely need to be addressed. and replaced and it did not come as a surprise.

Maggie Lagerman stated that the contractor should have been able to tell that there was rot and it should have been included in the contract.

Maureen Responded that the contract did cover the replacement of rot when an area could be patched or fixed with plywood but that the divider walls being replaced and rebuilt were beyond the contract obligation and in fact the extent was not fully known until the walls were uncovered. The contractor did the work at the Boards request.

(8) Comments and questions from residents and owners.

Maggie Lagerman asked if the gutters were going to be cleaned as they are full of debris.

Maggie also asked when her deck would be sanded and painted.

Katherine asked if the trash could be picked up earlier and stated that the grass is being damaged by being cut too short.

(9) Election of members of the Board:

All three current members of the Board expressed willingness to continue on the Board and having no other individuals who showed interest in running were reelected to another year on the Board.

(10) Budget Vote: The budget for July 2024 to June 2025 was voted on and 21 units were in favor of the budget 5 opposed.

(11) Business:

It was asked when the Dumpster would be coming for the spring bulky waste removal. Bill explained that due to the impending costs for the upcoming siding of the 10 remaining units the Board is holding back any additional expenditures until the project is complete. We will try and get one on sight in the fall.

(12) Maintenance Issues: Sewer line back up and what is being done to prevent the possible re occurrence of the plumbing lines. No current plan in place to prevent the issue other than addressing the issue with the person who caused the issue.

(13) The gutters need to be cleaned

(14) Pest control how should we have some kind of insect treatment.

(15) Closing remarks

(16) Meeting adjournment time: 8:57PM

