

Birchwood Commons Condominium Association

Homeowner Association Meeting Agenda

1691 Norwich New London Turnpike
Uncasville, CT 06382
NOT YET APPROVED

Date: June 4th, 2025

Time: 07:03pm

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 7:03pm
- (2) Sign in sheet, all residents present signed in 12 residents in attendance 3 units represented by proxies.
- (3) Reading of previous meeting minutes: Meeting minutes for March 5th 2025 approved with several corrections Kathleen Hawkins stated that the Bill Radgowki agreed to install a larger sign at the entrance to parking lot area of building C, D and E saying keep right. Second correction: Maggie Lageman had brought up having an Audit or review be done in accordance with HOA docs. Items corrected in meeting minutes of March 5th 2025.
- (4) **Opening Remarks:** Bill Radgowski reviewed the removal of 10 trees. Even with the removal of those trees we still have at least 10 more that need to be removed as they are dead. The insurance has been changed due to the previous insurance company being bought out and coming in at 14000 more than last year new Insurance carrier is Providence Mutual and has a much more reasonable increase of about \$4500 per year for all three policies.
- (5) Roofs and decks are being discussed and bids are being collected and discussion is ongoing. Kathleen Hawkins that it may not be the roofs to blame in many of these reported leaks. She discussed the bathroom fans and the duct work may not be properly attached it was suggested that we take a look in the attic areas of the units when the roofs are done as the leaks are not always coming from the roof.
- (6) Judith Brown asked if it would be possible to have her own contractor replace her current deck rails and spindles as well as stairs with PVC decking material to upgrade her deck. Concern was raised that such changes may be very noticeable and create issues with complications of resale of units. So long as such

changes do not vastly change the appearance of the deck and is done up to code and Judith is willing to pay for the improvements it should be allowed. Changing the deck Boards however would be an issue since they run underneath the divider wall and involve the deck of the unit next door.

- (7) **Treasurers report.** Current account balances were given. Checking Account \$7595.57, Reserves account \$64,463.89, New Project Account \$14,366.48 CD Account \$14,233.40 for total balance of Birchwood Funds as of June 4th 2025 \$100,659.34. Kathy asked about the second CD that was closed and where the funds from that CD went. Maureen Stated that when Tom closed out the CD the check was given to her and due to complications, that required two signatures on file representatives to open a CD at Charter Oak the balance was deposited into the general operating fund and ultimately was used to pay of the balance owed for the last part of the siding project. Kathy asked if it would be a good idea to open a second CD as in the past the CDs were used as the Reserves Account.
- (8) **Budget discussion,** Board vote on budget. Budget costs reviewed. Suggestions from multiple residents present to bump up the common fees to \$350.00 per month. Concern about changing the amounts would need to be put forward to everyone for a vote and then another meeting. A reevaluation will be made in January and possible increase in HOA mid-year.
- (9) **Vote Done:** Budget passes with 14 Votes in Favor and one vote opposed.
- (10) Comments and questions from residents and owners. Unit owner of C-6 asked that her deck be looked at as the work recently done was questionable. Bill to stop by and inspect the current condition of the deck and check quality of work recently done.
- (11) Maggie Lageman asked how it was the color of the doors was selected as she would preferer a darker grey. Maureen Stated that at the last meeting it was discussed and color possibilities shown. A light grey was chosen to help reduce the overheating of the doors and has been well received by the community.
- (12) Election of members of the Board. Discussion ensued as to how it might be possible to increase the number of the members of the Board from 3 to 5 members. Vote held 14 Votes Bill Radgowski, Maureen Brown and Marc Pennuto. One vote for Maggie Lageman but on a ballot but 4 people were selected on that ballot. Result of vote: Bill Radgowski A-5, Marc Pennuto of D4 and Maureen Brown of C8 were reelected to the Board.
- (13) Meeting adjournment time: 8:36pm.