

# Birchwood Commons Condominium Association

## Homeowner Association Meeting

1691 Norwich New London Turnpike  
Uncasville, CT 06382  
APPROVED June 4, 2025

**Date:** March 5<sup>th</sup>, 2025

**Time:** 07:04pm

**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

### **Number of Unit Owners present**

13 Homeowners present

### **Agenda:**

- (1) Meeting Call to Order 7:03PM
- (2) All unit owners present signed in.
- (3) Reading of previous meeting minutes Read and passed with correction to Maggie Lageman name as it does not contain an "r".
- (4) Opening Remarks. Bill Radgowski discussed work that has been done so far this year. One tree was trimmed and the Tree Service will be coming back to remove more dead trees. Birchwood had a sinking sewer manhole that was fixed by the state of CT and they will be back in the spring to fix the asphalt. Several leaks have been patched on the roofs. Contractor that was doing the repairs has found the area around the valleys on either side of the windows is failing and was not done the same way it would be done now. We need to re shingle the roofs in the near future. Marc will begin getting bids for roof replacement. Insurance companies are being very selective on property's and who they are keeping and mandating fixing main structures to maintain policies. We are anticipating an increase in the insurance master policy and will know more in May when our insurance agent looks for a policy for Birchwood.
- (5) Water and Electric use reviewed. Cost are \$80.00 per water spicket (3) per quarter. Discussion on if we should not turn them back on to save cost but after much discussion the water spigots will be turned back on in April.
- (6) Seirra discussed that the residents should help out with more small projects such as garden areas weeding and taking on small tasks such as painting rails.

- (7) Maggie Lageman requested a written policy be put into place that would outline the acceptable usage of both water and electrical outlets on the property. Motion: **Bill Radgowski made a motion to not change any policy or create a new policy to limit use of water or electric use at poles or spickets.** Second by Marc Pennuto. 12 in favor of motion, 1 opposed. Motion passed.
- (8) Siding project final review of costs reviewed. Report of final cost of siding project given. See Attachment #3.
- (9) Treasurers report was given by Maureen Brown see attachment #3
- (10) *(Correction) Maggie Lageman asked about if the Board was going to implement a yearly Audit or Account review as it is required in accordance with Birchwood Commons documents. Maureen replied that with the upcoming budget it would be added to the budget and that it is something that should be done.*
- (11) Website review and maintenance report given by Marc Pennuto. Mike the contractor who has been doing various repairs around the complex comes from far away and has his own business as a builder so we request patients in the response time for repairs.
- (12) Comments and questions from residents and owners.
- (a) Donna Anderson expressed concern about her deck and wanted to know when it would be fixed. She has a rotten board at the top of her gate and several boards on her deck that are not in good shape. Response from Maureen Brown is that all the decks are in need of work but only so much can be done with current assets. Marc has been looking into solutions for the decks and has found that of the three contractors so far contacted they all recommend going to PVC deck replacement. Best price so far for decks is \$6500.00 per deck. The problem is how to replace the boards that go under the divider walls and the sheds on the deck as well as the cost for the replacement. It may be that we will need to do wood repair.
- (13) Kathy requested that the orange cones be put back to block traffic from going to the left when entering the parking lot for C, D and E since a delivery vehicle almost hit her while she was parking her truck. She also requested a larger sign indicating to stay to the right. Orange cones will not be put back up blocking access. *Correction: Bill stated that it could be possible to install a larger sign that says to keep right.*
- (14) Marc discussed that it is inevitable that there will be an increase for HOA fee in the new budget based on increased costs and where we come in on insurance costs. Marc suggested that the best way forward would to be through assessments of \$5000.00 each year for the next three years to bolster the funds we will need to do major projects of roofs, decks and paving. Further discussion will be needed regarding the funding of capital needs projects.

(15) Paint colors were discussed and samples looked at for the front doors. Plan is to try a lighter grey on a few doors and see what people think. Once we have the color down the paint will be circulated through the community for everyone to paint their own doors.

(16) Adjournment 8:35PM