

Birchwood Commons Condominium Association

Homeowner Association Meeting Minutes

1691 Norwich New London Turnpike
Uncasville, CT 06382

Date: June 24th, 2026

Time: 07:06pm

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 7:06
- (2) Proof of notice Proof of notice read all present received proof of notice of meeting. (Enclosure #1)
- (3) Roll Call. Units present 17-unit owners present 5 directed proxies noted. (Enclosure #2)
- (4) Reading of previous meeting minutes. Previous meeting minutes for June 4, 2025, approved.
(Enclosure #3)
- (5) Opening remarks given by Bill Radgowski president. Discussion about the severity of this past winter and the increased cost for salt and the additional cost for snow removal. Tom remarked that it was much cheaper when he purchased bags of salt from Montville hardware and spread it himself. Would use 1 ½ bag for whole complex. Also suggest cutting future snowplow contracts down by starting contract on December 15th as opposed to December 1st Saving 5 days. Current contract is through next year at same cost of \$2300 per month Running from December 15th through April 15th.
- (6) Bill discussed the need for removal of an additional 14 trees, 5 of which is behind building "C" and pose a hazard due to rot and being dead. One very large oak will take approximately 3 days to fully remove. Multiple dead trees are along the entrance driveway and two dead trees behind building E are to be removed. Question was asked if the tree removal service is licensed arborist and if they are responsible for any damage to buildings or grounds. Answered by Bill, yes, they are licensed and insured. As for any Divits or tire marks from vehicles or dropping of the trees it is not expected to be the responsibility of the tree service to fix. The fact is that we need so many trees to be taken down that we are trying to keep cost at a minimum.

- (7) It was noted that the leaving of the wood on the property is not very esthetic and could it be removed, sold or wood chipped. Bill will be meeting again with the tree service to discuss the project and get a plan together on what to do with the wood.
- (8) It was asked what our financial priorities are for projects. Bill stated its roofs, decks, paving with wood repair of decks as needed for right now.
- (9) Donna Anderson stated that she is having her deck refinished right now by a person she has hired and asked if she would be reimbursed or excused for any future costs for deck work. Since decks are not currently being done or refinished due to focusing on saving for roof work so no, she would not be reimbursed for work she has chosen to do right now. However, since units B1 and B2 as well as her deck C6 will be already done IF there is an assessment in the future the Board would consider a waiver for any deck that did not need to be done.
- (10) Treasurers report. Account balances given for bank accounts Checking: \$24,483.19 Reserves Account: \$82,500.01 CD account \$14,717.35 Special Projects account: \$ 44,380.10 Total Current cash assets as of June 24th, 2026, \$166,080.65. (Enclosure #4)
- (11) Presented a breakdown of where each dollar of common fee paid by unit owners was spent in 2025 to 2026. (Enclosure #5). Expenses for the Year presented in an excell spread sheet showing all expenditures for July 2025 to June 2026. (Enclosure #7)
- (12) Budget discussion, presented by Maureen Brown Treasurer and Secretary. Even with going over budget on snow removal and salt this year we still came in under the budget by \$4,938.47 these funds will be rolled over to the reserves account. It is noted by Bill Radgowski that we are fortunate this year to be able to stay with our current insurance carrier and that the master policy is only going up by approximately \$90.00. It is the recommendation of the Boar that the current HOA fees increase to \$350 per month to allow for more funds to be placed in the bank for the needed roof work and future projects. This would be for a total budget of \$151,200.00 for July 2026 to June 2027. (Enclosure #5)
- (13) Budget vote: Total units represented 22. Votes as follows 11 votes Yes and 10 Votes no, one abstention. Budget is passed for \$151,200.00 HOA fees to increase to \$350. (enclosure #6)
- (14) As a follow up to the vote Bill asked the residents who voted against the budget why they are opposed to the proposed budget. Many residents felt it would be best to increase the fees to \$375 as apposed to \$350 and that since there was no previous meeting where residents could provide input, they voted no.
- (15) Residents want more information and meetings to discuss things; Board agrees and will make every effort to hold more meetings.

- (16) Discussion on whether to add additional members to the Board. It was recommended that a request be put out that the Board could use more volunteer members to help with things. No one currently at meeting was interested in becoming involved.
- (17) Election of members of the Board. Bill Radgowski , Marc Pennuto and Maureen Brown are all willing to continue serving on the Board. Since no one else was interested in running for the Board the Secretary casts one vote and reinstates the current members of the board, Bill Radgowski, Marc Pennuto and Maureen Brown.
- (18) Residents Address to the Board. Kathleen Hawkins asked if the lines and reserved numbers could be redone? She stated that the spaces in the area of building D and E are narrower than any of the other parking spaces and that its due to how the lines were placed and the area at the end near the dumpster was marked off for the placement of snow. Maureen stated that the Board can investigate getting someone to do that for use.
- (19) Meeting adjournment time 8:28pm: