

## **The Birches at Sterling Woods Annual Meeting, September 15, 2022**

The meeting was called to order at 7:01pm. There were 12 attendees representing 9 units, as shown below:

- Harlow, Jim and Pam 113 Logging Trail Road
- Molinaro, Tony and Hayward, Linda 118 Logging Trail Road
- Kishner, Stan and Georgeann 107 Logging Trail Road
- Preston, Amy 120 Logging Trail Road
- Cernoch, Larry 122 Logging Trail Road
- Yantorno, Billy 133 Logging Trail Road
- Roy, Sheila 131 Logging Trail Road
- Wilcox, John and Suzanne 101 Logging Trail Road

### By Proxy

- Tripodianos, Tom and Cleo 105 Logging Trail Road
- Green, Rosalee 114 Logging Trail Road
- Devane, Maureen 102 Logging Trail Road

Proof of notice of the meeting was submitted and approved and the minutes of the 2021 Birches Annual Board Meeting were read and approved.

Georgeann Kishner was appointed Inspector of Elections.

President Stan Kishner explained that the Birches Board Members are committed to at least one meeting per year and send their representative to the Master Board which meets monthly.

In 2021, Secretary Helen Sonders, Treasurer Jim Harlow and Vice President Tony Molinaro were elected to 2-year terms.

Two resignations were noted: Tony Brzezinsky, VP (and hearing committee) and Helen Sonders, Secretary, who has moved. Thank you to Tony Molinaro for serving as VP and serving on the hearing panel and to Amy Preston to fill as Secretary. Thank you also to Maureen Devane (not present) for filling the vacancy for Director at Large.

Positions for Directors are elected for 2-year terms. The terms of Jim Harlow and Tony Molinaro are up in 2023.

Three Directors were elected for two-year terms: Stan Kishner, Amy Preston and Maureen Devane were all unanimously elected with 11 votes.

Elections are for the legal obligations for Sterling Woods. The State of CT has laws governing the operation of condominiums. Each Village Board has one representative on the Master Board.

The election to approve Stan Kishner for the Master Board Representative was unanimous. Stan is very much appreciated as he brings so much history to the role, which is critical. Compliments to Stan were made by Tony Molinaro.

What's new:

- August Treasurer's Report was read by Stan.
- Reserve Plan was discussed including infrastructure which comes from the reserve fund
- Deck replacement – Decks/railings are lasting longer than anticipated and will be replaced with composite. Likely to start in 2025 with the Oaks, followed by the other villages according to their ages.
- Birches roof replacement has been completed. The Maples' roofs to be completed next year.
- There are overgrown trees on Logging Trail Road. Replacement was discussed. Concerns include privacy, dead trees. Some could be dangerous. Will need to be evaluated. Discussed what can be planted to protect privacy.
- Sheila was thankful to Julia for her new tree.

In an Executive session following the meeting, the Birches Director agreed to take the following board positions:

- President: Stan Kishner
- Vice President: Tony Molinaro
- Secretary: Amy Preston
- Treasurer: Jim Harlow
- Director: Maureen Devane

A big 'Thank You' to all participants of the successful annual Ice Cream Social was made!

The meeting adjourned at 7:46pm