

The Birches at Sterling Woods
Annual Meeting, September 1, 2026

The meeting was called to order at 7:00pm. There were 14 attendees representing 9 units as shown below:

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| • Kishner, Stan and Georgeann | 107 Logging Trail Road |
| • Bonacci, Amy & Ross | 120 Logging Trail Road |
| • Harlow, Jim & Pam | 113 Logging Trail Road |
| • Molinaro, Tony | 118 Logging Trail Road |
| • Devane, Maureen and Ken | 102 Logging Trail Road |
| • Yantorno, Bill | 133 Logging Trail Road |
| • Sweeney, Kim and Peter | 104 Logging Trail Road |
| • Trock, Sandy | 114 Silversmith Drive |
| • Regan, Beverly | 125 Logging Trail Road |

There were no proxies

Proof of Notice of the Meeting was submitted, and the minutes of the 2025 Birches Annual Meeting were read, approved, and accepted as written.

Elections of Directors: Positions for Directors are elected for **2-year terms**

- 2025 – Two directors were elected for 2-year terms:
Jim Harlow and Tony Molinaro
- 2026 – Maureen Devane, Amy Bonacci and Stan Kishner were unanimously re-elected for a 2-year term.
- Separate election - Election as Representative to the Master Board – Stan Kishner was unanimously re-elected.

New Business – Stan Kishner

- Stoop Replacement Status
 - There are 188 pre-cast stoops in SWII
 - By the end of 2026 we will have replaced 143 stoops
 - The 45 remaining stoop replacements will continue through 2028
 - Cost per stoop will be about \$9k (plus some landing replacements)
- Gas Regulator Station
 - Late in 2025, Eversource expressed interest in locating a gas regulator station on our property.
 - We have provided an easement, for which Eversource has paid us \$75,000

(which will be added to our reserve fund)

- The regulator station will be located next to our snow removal contractor's equipment at the bottom of the service road.
- Pergola
 - The pergola is 25 years old
 - Parts of it have rotted and we are concerned about its stability.
 - We have begun to investigate the footings and the vertical supports to determine if they are acceptable.
 - After the pool season, we will determine whether to make repairs or look for a contractor to provide a new commercial pergola.
- Side Roads – cracks have been filled on all side roads, which are about 10 years old.
- 2027 Budget preparation by the Treasurer's Committee will begin in late September
- Questions and Comments
 - Several storm drains have been collapsing. They will be repaired.
 - Spotted lantern flies have made a presence in the community. Milkweed was mentioned as a possible poison.
 - The reserve study will be done this month – this usually occurs every 4-5 years.
 - Evaluation of all common elements to determine remaining life and cost for repair/replacement.
 - The decks are power washed and stained every 3 years – for those with 'oversized' decks there is an additional charge for the size and will be billed separately.
 - The Ice Cream Social is scheduled for Sunday September 13th @ 2pm!
 - Sandy Trock discussed her frustration with exterior maintenance issues not being addressed promptly, such as painting and landscaping. Stan Kishner agreed to review her requests with her.
 - Tony Molinaro mentioned that the quality of our standards regarding painting, repairs and landscaping have declined.
 - The decks will cost approximately \$10k to replace. They are well maintained and still sturdy for now.

The meeting adjourned at 8:11pm