

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

BOARD MEETING AUGUST 4, 2019

The White Birch Circle HOA quarterly Board meeting took place at the home of Mike Stoudenmire. Present were Mike Stoudenmire, President; Lorri Johnson, Treasurer; Stephen Leggett, Facilities Administrator; Dwight Morgan, Volunteer (attending at President's request).

The minutes of the April 2019 Board meeting were approved as submitted.

- **Treasurer Report**

- Review of 2019 2nd quarter Treasurer's report – accepted as submitted.
- Stephen Leggett is continuing to follow-up on the legal matter of the BJ Blanchard nonpayment of assessments and the associated accrued delinquency fees.
- All HOA members are reminded that, per our By-Laws:
 - Quarterly assessments are due the first day of the first month of each quarter, &
 - Assessments not paid within thirty (30) days after the due date shall incur a minimum late fee of \$35.00 per quarter; &
 - The HOA will bring action to collect both unpaid assessments and late fees.

- **Facilities Administrator Report**

- Sod was laid in common area near 400 WBC (Morgan). Some additional sod is required to complete – it will be ordered shortly.
- There is a common problem with 'nut grass'. Stephen will obtain information as to cost to treat all front yards. If determined to proceed with spraying, homeowners will be so notified and given the opportunity to 'opt out' of having their front yard sprayed. The common area will be treated regularly to eliminate/control the spread of this noxious weed, but without our homeowner's assistance that have this problem, it will continue and infect neighboring yards.
- One sprinkler near the spa has an issue and is being addressed.
- Earl Sifford contacted the board about issue with drainage and vines near his property. Stephen will review this with Mr. Sifford and determine how best to address these two concerns.

- **Other Business**

- Some homeowners contacted Lorri Johnson about water bills that are excessive (in excess of \$200/month). Information will be solicited from homeowners regarding current and past water bills to determine if this is a general problem, and if so, how to address it from the HOA perspective to the City of Columbia Water Department.
- The response to a previous open letter to homeowners requesting help in filling Board vacancies has been minimal. Mike Stoudenmire will send another letter to all detailing needs of the Board and requesting volunteers to help.
- The Annual Meeting will be held in November – Specifics about date and location will be communicated as soon as arrangements are complete. All homeowners are encouraged to attend.
- Mike Stoudenmire requested that Dwight Morgan serve as Acting Secretary until the Annual Meeting is held.

- **Meeting Adjourned**

- Next meeting date TBD.

Respectfully Submitted

Dwight D. Morgan, Acting Secretary