

WHITE BIRCH CIRCLE HOMEOWNER'S ASSOCIATION
BOARD MEETING JANUARY 17, 2023

The White Birch Circle HOA quarterly Board meeting took place at the home of Dwight Morgan. Present were: Lindsey Breeden, President; Sanaa Farran, Treasurer; Stephen Leggett, Facilities Administrator; Dwight Morgan, Secretary.

- **Order/Quorum** – The meeting was called to order at 3:00 PM by President Breeden and a quorum was present.
- **Agenda** – The agenda was approved as proposed.
- **Minutes Approval** – Minutes from the October 11, 2022, October 27, 2022 Special Board Meeting were reviewed and approved. The minutes from the November 10, 2022 Annual Homeowners Meeting were reviewed and approved as submitted – final approval will take place at the 2023 Annual Meeting.
- **Treasurer Report**
 - The Treasurer reported our current balance is \$41,542.80.
 - President Breeden sent Certified Letters to those delinquent residents detailing the fees that are due and all but one has responded with payment. He will send another letter to that homeowner after January 31, 2023.
- **Facilities Administrator (FA) Report**
 - US Lawns was been selected to provide primary landscaping services and they started in January.
 - Painting of the walls has been delayed until mid-February at the earliest due to weather and scheduling.
 - The FA discussed plans to provide power to the gazebo in addition to needed repairs to make it more functional.
 - The FA had identified a potential replacement – unfortunately, that isn't going to happen. Therefore, the Board continues to solicit individuals to volunteer to serve as FA.
- **Architectural Review Committee** – There were no ARC requests this period.
- **Old Business**
 - The WBCHOA Board position for Vice President continues to be vacant. Again, if you are interested and willing to serve in this capacity, please contact any Board member for more information.
- **New Business**
 - The Board discussed issues associated with enforcement of Covenants, Conditions and Restrictions (CC&R's), ByLaws and ARC guidelines. Currently, the only option for enforcement is to place a lien on property. The Board reviewed information from other HOA's in the neighborhood that utilize a system of fines. It was agreed that WBC should develop procedures and guidelines to levy fines to ensure compliance. D. Morgan will prepare proposed documentation and distribute to the Board for review by January 31, 2023.
- **Next Board Meeting** – Special Board Meeting will be held to review guideline enforcement documentation – not currently scheduled.
- **Next Quarterly Board Meeting** – will be scheduled at Special Board Meeting.
- **Adjournment** – The Meeting was adjourned at 5:00 PM.

Respectfully Submitted,

Dwight D. Morgan, Secretary