

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

QUARTERLY BOARD MEETING

The WBCHOA Board Meeting was held on October 16, 2017 at the home of Patricia Lovit at 7:00 p.m. Present were Stephan Jones, President; Julie Beasley, Vice President; John Marcucci, Treasurer; Stephen Leggett, Facilities Administrator.

Minutes of the July 17, 2017 board meeting were accepted as presented.

Treasurer's report as of September 30, 2017 was accepted as presented.

As of this report, the Annual Meeting will be held on November 15, 2017. The location will be at the Wildewood CC Clubhouse on Mallet Hill rd.

The Board will ask for an infrastructure raise of \$25.00 to the quarterly assessment at the Annual Meeting.

The rabbit population was addressed and that, too, will be brought up at the Annual Meeting to see how we can handle this problem.

FACILITIES ADMINISTRATOR'S REPORT:

The Island (entrance on Mallet Hill) wasn't lined with a two block high retaining wall. 108 more blocks are needed to complete this project. Blocks will be delivered the day before work by Lowe's on pallets of 54 each (3400 pounds per pallet). We need a cooler day and several men to help set the blocks. Now that I am sure we have the money left in the budget to proceed to purchase the blocks and deliver them, I need to get enough men to help emplace each block.

The heads on the island are moved to the center of the area from the edge of the roadway. Shrubbery heads were replaced on each head to prevent overspray into the roadway.

Past Completed Projects:

The pond pump failed after a lightning strike in the area shorted the pump. A decision was made to file a claim with State Farm for \$1,975.00. The pump was replaced and State Farm paid the claim (less \$500.00 deductible).

A leaky toilet valve for the ladies Room at the pond caused a higher bill for water in July. I turned the supply valve off and have a replacement tank valve for the toilet.

The wall column behind 432 WBC was repaired by Olvera Masonry. A claim was not submitted. The resealing of the rowlock, which was replaced, will be done later this month, along with the touching up of only paint needed to cover the scorch mark and edge of column rebuild.

Future Projects:

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Area next to the Morgan's house (400 WBC) needs to be landscaped. The property actually belongs to the WBCHOA and needs to be done. Install zone behind Smallwood pump and sod the area that is currently covered in pine straw mulch. Approximate cost \$1,250 (with Landscape Committee help on Saturday).

Complete common area irrigation system between 443-337 WBC. One new zone is needed to adequately cover areas to promote grass to cover bare spots. Approximate cost \$750-\$1000, (includes expansion of lower zone).

Survey outer wall behind 100-200 block for repair and repainting. This will involve cooperation with each homeowner if internal wall joints of cinder blocks need to be replaced or filled. Homeowners would be responsible for the interior wall painting and crack-filling expense. Stephan Jones will have to negotiate with the Carrington complex owners in Dallas in order to have their bushes trimmed back so the wall can be taken care of.

Landscape contractor Spring Green was contacted this summer to bid on fire ants/ants in general control in the common area. Mark McGill submitted a bid to also include weed/feed schedule for grassy areas. This is a service better suited to a contractor like this than our current landscape company to perform. Lawn Innovations has done a terrific job of cutting, trimming and shrubbery maintenance, but lacks ant control measures and weed/feed capability for the turf areas. We will retain Lawn Innovations for general/weekly maintenance, but relieve them of fertilizer/weed control of turf areas. They will have to resume maintenance of the entrance flowers with the sale of the Phipps residence.

Spring Green bid for fire and ant control \$550/per visit fall and spring. Weed and Feed \$426 per visit 4 times per year.

Security cameras are recommended to be installed at each entrance to WBC. A Richland County grant to fund one installation (\$1,500) will be submitted in January. The second installation will come out of WBCHOA funds. This is a matching grant for a maximum of \$1,500 per HOA applicant (pending approval required). The cost to maintain the security cameras is \$2,400 (\$1,200 each) per year.

In regard to the circlet, the owners have entered a landscaping plan for the circlet and, with one or two minor adjustments, has been approved by the Board to go ahead with the installation of the plants. The three owners will be responsible for the upkeep of the circlet.

There being no further business to come before the Board, the meeting was adjourned/

Respectfully submitted,

Patricia Lovit, Secretary

