

Amended Minutes of April 11, 2016 as approved by WBCHOA Board Meeting, May 12, 2016

White Birch Homeowners Association

April 11, 2016 Board Meeting

The April 11, 2016 Board meeting was called to order by Charles Kerekes, President. Present were Patricia Lovit, Secretary; Stephen Leggett, Facilities Administrator. Absent was John Marcucci, Treasurer and Garry Beasley, Vice President.

The Agenda for the board meeting was approved after an amendment was appended for a report from the Secretary of State. Charles Kerekes received the Secretary of State accepted changes that were made to the by-laws at the HOA annual meetings that amended the By-Laws/Covenants concerning HOA officer tenure and Architectural Review documents. The original copies are to be filed in the permanent folder held by the WBCHOA Secretary.

The minutes of the Board meeting of January 11, 2016 was approved as presented.

John Marcucci Treasurer's report was presented by Charles Kerekes and was accepted.

Facilities Administrator's Report:

We have started changing out the pine straw for mulch in the common areas. The entrance island from Mallet Hill and most of the east side of the exit lane is completed. Ninety percent of the Smallwood entrance is complete and will be finished when two areas are sodded on both sides of the roadway. Stephen has received many compliments on how good the new landscaping looks. Many thanks to Julie and Garry Beasley, Jennifer and Chuck Roth, Judy and Donny Phipps, Marvin Kline and Aracelia Ortiz and her son for all their help in the replanting of the entrance to Smallwood and improvement of the spa area. Left to be done are a few patches of sod along sides of the beds at the spa at the side entrance and pressure washing of the spa (brick walls and restroom buildings). Landscaping of the sides of the entrance on Mallet Hill will be undertaken in the next month and should be completed by the end of May. All residents are encouraged to come and help with the landscaping. Dates for the next workday will be announced by e-mail next week.

The circler jointly owned by the Nelson (124), Haack(120) and Barton(128) properties (120-128 WBC) are creating new problems. Mr. Nelson decided to not allow an irrigation line to come through his property. Mr. Nelson came up with two options:

1. Continue present legal arrangements (i.e. present homeowners bear cost of beautification with mulch, vegetation, landscaping, etc).
2. Transfer property title (quit claim) of all three parcels within the circler area to WBCHOA with sharing of associated costs to be negotiated between homeowners and WBCHOA.

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Stephen Leggett came up with a third option which would improve the circle at the three homeowners expense: tap into the existing three owner's city water lines and join an irrigation valve to be placed on the circlet. Each line will incorporate a back flow device to prevent water at the manifold/valve area from entering the individual's home. The three homeowners will have to plant and maintain the circlet. Each homeowner bears a share cost of the irrigation through this method.

A fourth option to supply water could be the installation of a Columbia City water meter for the circlet. The meter would be on the island and one bill will be sent to the WBCHOA; the Treasurer will collect the money from the three homeowners each month, or quarterly as an assessment added to the WBCHOA annual fees.

The wall is 90% complete. Forty three rowlocks remain to be sealed as well as the brick base of the gazebo.

The Board received many complaints from homeowners about the looks of some of the front yards. The requests were for the Board to take action to correct the problems. Weeds, uncut grass, and dead or dying vegetation/shrubbery/lawn areas have been addressed and the Board will take action to address this with the individual homeowners.

Homeowners should be aware that when you leave tree, lawn or shrubbery cuttings on the street unbagged for pickup on Wednesday, the homeowner is responsible for cleaning up the street and/or area that is left by the trash collectors. Tree and shrubbery limbs must be less than 4 feet in length and no more than 4" in diameter. Rootballs of trees and large shrubs will not be picked up and it will be the homeowner responsibility to have them removed. If you have a question about the limitations of Wednesday pickups of yard waste, please address them to the Richland County Ombudsman Office (803-929-6000).

The Social Committee had no report. The Board did discuss the role of the assigned Board liaisons to each standing Committee. The Committee Chairperson(s) need to keep their liaison member aware of the progress made on projects, ongoing and upcoming events, and funding needs.

The next board meeting will be July 11, 2016 at the home of Charles Kerekes.

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

Respectfully submitted,

Patricia Lovit, Secretary