

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

BOARD MEETING OCTOBER 20, 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, Acting Secretary

The minutes of the August 4, 2019 Board meeting were approved as submitted.

- **Treasurer Report**

- Review of 2019 3rd quarter Treasurer's report – accepted as submitted.
- Stephen Leggett continues to follow-up on the legal matter of the BJ Blanchard nonpayment of assessments and the associated accrued delinquency fees.

- **Facilities Administrator Report**

- Laying of additional sod in common area near 400 WBC (Morgan) was completed recently.
- Regarding the common problem with 'nutgrass/nutedge', the cost to treat front yards will be \$15 per treated yard. Homeowners will be notified in late winter 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. The cost for this treatment has been included in the Proposed Budget for 2020.

- **Other Business**

- There was discussion about how to assure that new owners are appropriately informed about WBCHOA By-Laws, Covenants, etc. This is an item that should be handled legally at closing, if not prior to that. It is uncertain if this is being handled properly as related to each home sale. At some previous point in time, 'a book' with pertinent information was made for each home with the intent that it would be passed to new owners. It seems doubtful that this system is still functioning as planned. This will be a topic for further discussion.
- Complaint(s) have been received about large motor home parked in the street, and one motor home parked in a driveway overnight, in violation of existing covenants. Currently, the only redress for this type of violation is placing a lien on property. It was suggested that the Covenants should be revised to provide for fine(s) for violations – similar to provisions in Spring Valley's regulations. It was agreed that this will be added to the agenda for the upcoming Annual Meeting.
- There was also discussion about parking on the street when a homeowner has some type of event – cars parked on both sides of the street might limit access for emergency vehicles. Dwight Morgan will pursue to find out if there are any pertinent Richland County requirements/regulations.
- The Annual Meeting will be held November 20 at 6:00 PM at the Woodlands Country Club. Formal notice of the meeting, including Proxy, Agenda, Financial Reports and Proposed Budget for 2020 will be mailed to residents by November 7. Attendees for the Annual Meeting will be encouraged to bring their copies of these documents as the Board members will have limited additional handouts available.
- Mike Stoudenmire made a motion that Dwight Morgan be appointed as Secretary for the WBCHOA. The motion was passed by unanimous vote.

- **Meeting Adjourned**

- Next meeting date TBD.

Respectfully Submitted

Dwight D. Morgan, Secretary