

## WHITE BIRCH CIRCLE HOA ASSOCIATION

### Board Meeting July 11, 2016

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

The Agenda was approved after an addition to the agenda was made to add Mrs. Claire Meltzer, 201 WBC, as a homeowner requesting to address the Board.

Mrs. Meltzer came to the meeting to say that she was upset with the fact that HOA monies were used for a social that took place in May and should not have been allowed to be put in the budget.

Charles Kerekes informed Mrs. Meltzer that the board has the right to choose the committee and to allocate the money for a community activity. He stated that it was very good to have a social for the good and welfare of the community. He also stated that monies were donated to the HOA to cover the expenses and no money was spent out of our budget. He also suggested that Mrs. Meltzer come to the Annual Meeting and state her complaint. Mrs. Meltzer thanked the Board for hearing her complaint and left the meeting.

The minutes of the Board Meeting of April 11, 2016 was approved as presented.

John Marcucci presented the Treasurer's report and it was approved as presented.

Charles then presented a proposal for the Annual Meeting to be held on Monday, Nov. 14, 2016 at 7 p.m. at the Recreation Center on Polo Rd. Proxies and member notifications have to be sent out to the homeowners 30 days before the Annual Membership Meeting. (All information will be brought to the October 10<sup>th</sup> Board meeting for approval.) Slate of Officers: President: Garry Beasley; vice President – vacant (a few homeowners would be asked if they would be willing to take on the responsibility of the vice president.); Secretary: Patricia Lovit; Treasurer: John Marcucci; Facilities Administrator: Stephen Leggett.

Charles then presented a tentative drawing from Ken Nelson, 124 WBC for the plantings of the circlet. The three home owners will be responsible for paying for the plantings and irrigation and, once completed, the HOA will take over the maintenance. The three homeowners will have to pay one half of the legal cost related to the preparation of the easement document. A letter will be sent to Ken Nelson to inform him he has to fill out the Architectural Review Committee (ARC) form and submit it with the final drawing of the area. The ARC must hear from him by the end of August so the plantings, etc. can be done before the weather gets too cold (end of September, beginning of October).

Stephen Leggett: Reported that the entrance of Smallwood entrance landscaping is nearing completion. Stephen will talk to the County Engineer about the pond and see if they can give us help with the storm drain issue. 75% of the water that comes into the pond comes from Mallet Hill and Miles Rd area.

WBCHOA has to grant an easement to Richland County so that the county can properly fix the problem with the overflow. Donny Phipps is going to help Stephen with this project.

Stephen also reported that the irrigation is functioning properly. Lifetime warranted vent pipe seals for the Spa restrooms were replaced at no cost to WBCHOA.

He then said that the web site has been renewed for another year and is currently up to date. The pathway between 441/101 WBC to the gazebo area will be the next project for the Landscape Committee to undertake. The upper pathway will require a dig out of asphalt and a concrete fill of that space.

Stephen reported that Strib Barton's house has been sold and should close by the end of the month. Strib is on the ARC so another member will need to be appointed to this committee.

Charles thanks all the people for their service in helping the Landscaping committee with all the work that was done at the Smallwood entrance, front entrance and spa.

Garry Beasley stated that letters to a few homeowners would be sent out, as their yards, houses, etc. need attention. He also stated that landscapers are responsible for carting away any and all debris from the homeowner's yards when they are through working.

Social Committee: Patricia Lovit reported that the Social Committee did a lovely job with the last social and that we should continue to have these socials. The Social Committee will handle the method of funding for these events. Stephen then suggested that the funding of the socials should be on the Agenda for the Annual meeting so that the homeowners can vote on whether or not it should come from the HOA fund or funded privately by those who attend.

The next board meeting will be October 10, 2016.

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

Patricia Lovit, Secretary