

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

BOARD MEETING JULY 26, 2020

The White Birch Circle HOA quarterly Board meeting took place at the home of Dwight Morgan. Present were Mike Stoudenmire, President; Bob Anderson, Treasurer; Stephen Leggett, Facilities Administrator; Dwight Morgan, Secretary

The minutes of the May 3, 2020 Board Meeting were approved as submitted.

- **Treasurer Report**

- Review of current Treasurer's report was accepted as submitted. Current balance is approximately \$25,000 as of 7/25/2020.
- Since some 3rd Q Assessment Notices were late being sent, the Treasurer will advise those who have not yet paid that there will be no late fee assessed if payment is received by August 15, 2020.
- The Treasurer advised that there are some homeowners who are more than 2 Quarters (including late fees) behind in payment of Assessment Fees. It was unanimously agreed that the President should send a letter (via certified mail) to those Homeowners whose accounts are in excess of 2 Quarters delinquent that legal action will be initiated (property lien) unless their accounts are current within 30 days. The Treasurer will notify the President of any/all accounts that are in arrears.

- **Facilities Administrator Report**

- Nutgrass/Nutsedge Initiative – 41 Homeowners opted to have the treatment – the first treatment was performed mid-July. The next application will be in late September/early October depending on weather conditions.
- The Board approved moving forward with the installation of Security Camera System – cameras to be installed at both the Mallet Hill and Smallwood entrances. The Board deferred decision on selection of 'monitoring' supplier until additional information is obtained.
- There was discussion about potential installation of solar panels on roofs in WBC. It was agreed that the Facilities Administrator will solicit a legal opinion from our attorney regarding potential issues associated with the placement of the panels and the impact of them in regards to property values.
- There was discussion about 'noise complaints' – in particular, noise from yard maintenance tools early in the morning or later in the evening. It was agreed that the President would send a letter to all residents requesting they be considerate of others and minimize noise between the hours of 8 AM and 7 PM.
- In an effort to better familiarize all residents with White Birch Circle 'community', it was agreed that the President will include a copy of the '**WBCHOA Information Memo**' along with his letter regarding noise guidelines.
- Wall Repair (Phase 4) – Still awaiting response from Carrington Place Mgmt. regarding clearing of space so repairs to wall can proceed.

- **Architectural Review Committee** – Still no volunteers to serve on this committee. If you are interested in serving, please contact the President of WBCHOA.

- **Old Business**

- Stephen Leggett continues to follow-up on the legal matter of the BJ Blanchard nonpayment of assessments and the associated accrued delinquency fees. It was noted that most foreclosure actions are delayed due to COVID-19.
- It was agreed to delay until fall conducting poll of residents regarding schedule for next annual meeting day, location and COVID-19 considerations.
- WBCHOA Documentation Review – No progress to report, but the project is still pending.

- **Next Board Meeting – October 18, 2020 3:00 PM**

Respectfully Submitted,

Dwight D. Morgan, Secretary