

WHITE BIRCH CIRCLE ANNUAL HOMEOWNERS MEETING

NOVEMBER 12, 2020

The White Birch Circle Annual Homeowners Meeting was held at 7:00 PM November 20, 2019 at Woodlands Country Club.

The meeting was called to order by Charles Kerekes, President Pro Tem. Other officers present were Bob Anderson - Treasurer, Dwight Morgan – Secretary and Stephen Leggett – Facilities Administrator. The current officers were introduced as were the other residents in attendance.

A quorum was established with a total of 10 homeowners present; 15 proxies were counted and gathered by the Secretary.

Minutes of the Annual Meeting of November 20, 2019 were accepted and approved by the assembled membership.

The Treasurer's report was presented and approved by the membership. There is a current balance (reserve) of approximately \$20,000. The proposed budget for 2021 was presented – it is the very similar to the 2020 budget and homeowners fees would remain as they currently are. It is anticipated that the 'reserve' will be reduced by approximately \$3,000 by the end of 2021 due primarily to increased expenses related to wall repairs. Mike Goddard inquired about landscaping expenses and Stephen Leggett explained these expenditures. The Treasurer noted that HOA Fees haven't been from 324 WBC for about 2 years – the Board continues to follow the bankruptcy proceedings in hopes that this matter will be settled soon. The Treasurer advised against 'investing' the reserve balance since the return would be minimal. The proposed budget for 2020 was approved by the assembled membership.

Stephen Leggett presented the Facilities Administrator's Report – Copies of the report had been distributed along with the Annual Meeting Notice. Attached to these minutes for your information are Additional Notes related to potential water pressure and security issues. Regarding repairs to the wall - Efforts to work with Carrington Place continue, but have been hampered due to their management personnel changes. We may utilize our landscaping firm to clear the space necessary to perform repairs.

President Kerekes advised that the HOA is in need of personnel to serve on the Architectural Review Committee and solicited volunteers, In addition, he reminds all residents that all construction-related projects require ARC approval **PRIOR** to being initiated.

President Kerekes solicited for any new business to be discussed – there was none.

The slate of Officers for WBCHOA 2021 was presented as follows:

President	Charles Kerekes
Vice President	Lindsey Breeden
Treasurer	Bob Anderson
Secretary	Dwight Morgan
Facilities Administrator	Stephen Leggett

Those present voted unanimously to accept the officer slate as presented.

There being no further business to come before the homeowners, the meeting was adjourned at approximately 7:40 PM.

Respectfully Submitted,

Dwight Morgan, Secretary