

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

BOARD MEETING JULY 19, 2021

The White Birch Circle HOA quarterly Board meeting took place at the home of Dwight Morgan. Present were Charles Kerekes, President; Lindsey Breeden, Vice-President; Bob Anderson, Treasurer; Stephen Leggett, Facilities Administrator; Dwight Morgan, Secretary

- **Call to Order/Quorum** – The meeting was called to order at 3:10 PM by Vice President Breeden (President Kerekes was delayed) and it was established that a quorum was present.
- **Agenda** – The agenda was approved as proposed.
- **Minutes Approval** – The minutes from the April 19, 2021 Board Meeting were reviewed and approved as submitted.
- **Treasurer Report**
 - The Treasurer provided Q2 Financial Statement that was reviewed and accepted – current balance is approximately \$21,000 as of June 30, 2021.
 - The bankruptcy issue at 324 WBC has been settled – unfortunately, there was no compensation for the HOA, but new owners are now paying HOA fees.
 - The Treasurer discussed limited options for investing some of the Association monies. After discussion, it was agreed to have the Treasurer invest \$10,000 in a 90-day Certificate of Deposit (CD) on a trial basis.
 - The Treasurer (Mr. Bob Anderson) advised of his intention to leave the Board after the Annual Meeting in November and the Board should actively seek someone to replace him. Any resident interested in this position should contact a Board member for more information.
- **Facilities Administrator (FA) Report**
 - The pump at the pond failed requiring replacement – Approximately \$1,600 for new pump.
 - The plan for trimming limbs and vines on Carrington Place Apartment property will be delayed until this fall (after growing season).
 - There have been two (2) incidents of truck damage to the WBC entry way at Mallet Hill – we are pursuing compensation for the damages. It was also noted that some limbs at the entryway should be trimmed to allow better visibility of the WBC road sign.
 - The WBCHOA Mailbox at 300 WBC has been replaced with a more secure mailbox.
 - Treatment for Nutgrass/Nutsedge continues.
 - The FA is coordinating with parties involved to finalize repair of road after water line break.
- **Architectural Review Committee** – While no formal report received, it was noted that the ARC approved ARC submissions for 213 (painting) and 304 (window replacement)..
- **Old Business**
 - Security Update – It was noted that the installed security cameras have been helpful in identifying those who hit the entryway wall.
- **New Business** –
 - The WBC Information Memo has been updated and copies will be distributed to HOA members with these minutes.
 - It was noted that several HOA's in our area charge an administrative fee for various services associated with property transfers, HOA Member Booklets, etc. This is something the Board will consider in the near future and any change would require revision to the By-Laws.
 - The Board reviewed current financial status and various price increases being incurred – primarily as a result of inflation. The potential for a HOA fee increase will be considered in accordance with preparing the proposed budget for 2022. Also discussed was the possibility of requiring Annual payment of HOA fees versus quarterly payments. This change would greatly simplify the record keeping for the Treasurer. Again, any change of this nature would require revision to the By-Laws.

- The Board discussed the need for a 'Welcoming Committee.' The function of this committee would be to welcome new WBC residents, familiarize them with 'The Circle', address questions related to By-Laws, etc. If anyone would like to volunteer to participate, please contact any Board member.
 - The Board discussed the status of Richland County garbage pick-up. Currently, WBC is designated for 'Backyard Service' for which residents pay additional county taxes of approximately \$300 per year. However, many residents do not utilize this service – placing their 'garbage/trash' by the roadside for pickup. The county requirements will be clarified and any potential change will be discussed at the Annual Meeting.
- **Next Board Meeting** – Monday, October 18, 2021 at 3:00 PM
 - **Adjournment** – The meeting was adjourned at 5:15 PM.

Respectfully Submitted,

Dwight D. Morgan, Secretary