

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

SPECIAL BOARD MEETING – MARCH 8, 2022

A Special Meeting of the WBCHOA Board was held at 3:00PM on March 8, 2022 at the home of Dwight Morgan. Present were Lindsey Breeden -President, Stephen Leggett - Facilities Administrator, Sanaa Farran – Treasurer and Dwight Morgan – Secretary. The purpose of the meeting was to discuss clearance of brush at the wall between WBC and Carrington Place Apartments. The meeting was called to order and it was established that a quorum of the WBC Board was present.

Background

The WBCHOA Board has been working with Carrington Place to have brush on the Carrington side of the wall removed to allow access to repair and paint the wall. The Board recently visited the site to review the situation. Carrington Place has obtained a quote from Trifecta Landscaping to perform the work - \$23,800 – and requested that WBC pay one-half. This far exceeds the WBC budgeted amount. Also, it is felt that the majority of the ‘brush issue’ belongs to Carrington Place. At the end of the visit, WBC offered to pay \$6,000 with Carrington Place paying the balance. This was not acceptable to Carrington Place.

Stephen Leggett requested Lawn Innovations to requote the job – scaled down to provide necessary access without removal of several trees. Lawn Innovations quoted \$7,000 to do the job. After discussion, the Board agreed to the following:

Option 1: The best option for all involved, in the opinion of the Board, is for Carrington Place to proceed with Trifecta Landscaping to perform the work – with WBC offering to pay \$7,000 toward the \$23,800 total. This would accomplish the clearing necessary for WBC to perform wall repairs/painting, etc. This would also address issue with trees potentially damaging the WBC wall and minimize future similar issues. Stephen Leggett will initiate an e-mail to Carrington Place requesting them to agree to this option.

Option 2: If Carrington Place should reject Option 1, Stephen Leggett will then initiate an e-mail to Carrington Place stating that WBC plans to proceed with Lawn Innovations performing the ‘scaled down’ clearing and requesting that Carrington Place share the cost by paying one-half of the \$7,000 (\$3,500).

If Option 2 is selected, there will still be a potential issue with trees damaging the wall. Lindsey Breeden will contact our insurer (State Farm) to determine what is necessary to document this issue and notify Carrington Place of their responsibility should that happen. The Secretary would then draft a letter to Carrington Place documenting their responsibility.

Next WBC Board Meeting – the next quarterly WBC Board Meeting will be April 4, 2022 at 3:00PM at the home of Dwight Morgan.

The Special Meeting was adjourned at 4:05 PM.

Respectfully Submitted,

Dwight Morgan, Secretary