

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

BOARD MEETING OCTOBER 18, 2021

The White Birch Circle HOA quarterly Board meeting took place at the home of Dwight Morgan. Present were: Lindsey Breeden, Vice-President; Bob Anderson, Treasurer; Stephen Leggett, Facilities Administrator; Dwight Morgan, Secretary (President Charles Kerekes was unable to attend due to a medical issue.)

- **Call to Order/Quorum** – The meeting was called to order at 3:10 PM by Vice President Breeden and it was established that a quorum was present.
- **Agenda** – The agenda was approved as proposed.
- **Minutes Approval** – The minutes from the July 19, 2021 Board Meeting were reviewed and approved as submitted.
- **Treasurer Report**
  - The Treasurer provided Q3 Financial Statement that was reviewed and accepted – current balance is approximately \$11,000 as of September 30, 2021. This is a decrease of approximately \$10,000 from last report – a replacement pump cost about \$5,000 and there were expenditures for Lawn Innovations associated with property at 309 WBC that should be recovered when the property is sold.
  - The Treasurer discussed limited options for investing some of the Association monies. After discussion related to minimal potential return, it was agreed NOT to have the Treasurer invest \$10,000 in a 90-day Certificate of Deposit (CD) on a trial basis.
  - The Treasurer will coordinate with the Facilities Administrator to prepare the proposed budget for 2022 – this needs to be provided to the Secretary no later than October 26 for inclusion in the Annual Meeting Notice.
  - The Treasurer (Mr. Bob Anderson) reiterated his intention to leave the Board after the Annual Meeting in November. The Board is actively seeking someone to replace him. Any resident interested in this position should contact a Board member for more information.
- **Facilities Administrator (FA) Report**
  - The irrigation pump near 400 WBC failed requiring replacement – Approximately \$5,000 for new pump and installation.
  - The plan for trimming limbs and vines on Carrington Place Apartment property will be delayed until approximately December (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. Requests for related information from the Security provider have not been answered – it was agreed to notify them that payment would be withheld until requested information is received.
- **Architectural Review Committee** – No formal report received.
- **Old Business**
  - Security Update – It was noted that there have been reports of attempted ‘intrusions’ – possibly by using garage door openers. Residents are advised to be vigilant related to securing their properties and to report any issues.
- **New Business** –
  - At the last Board Meeting, 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. It was agreed that the Board will obtain additional information related to these charges for future consideration of incorporation into WBCHOA.
  - The Board again reviewed and discussed 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. This will be on the agenda for discussion at the Annual Meeting.

- The Board also discussed various options for ‘operating/managing’ the affairs of the WBCHOA. It is recognized that the average age of our population is getting higher and that the ‘willingness/ability’ of our residents to participate is waning and the responsibility for conducting the HOA’s affairs should not rest on only a few. In view of this, it was agreed that the Board should investigate various options for administering the HOA. While the Board feels that our residents will know what’s best for WBC, it is appropriate to learn about alternatives for future consideration.
- The need for a ‘Welcoming Committee’ persists. 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. Vice President Lindsey Breeden will investigate, requirements will be clarified and any potential change will be discussed at the Annual Meeting.
- Annual Meeting – The Secretary will communicate with Mike Stoudenmire to determine if Woodlands Country Club will be available for our meeting and confirm date for same.

- **Next Board Meeting** – Monday, January 10, 2022 at 3:00 PM
- **Adjournment** – The meeting was adjourned at 5:30 PM.

Respectfully Submitted,

Dwight D. Morgan, Secretary