

WHITE BIRCH CIRCLE HOMEOWNER'S ASSOCIATION

SPECIAL BOARD MEETING JUNE 22, 2022

The White Birch Circle HOA Board held a special meeting at the home of Dwight Morgan. Present were: Lindsey Breeden, President; Sanaa Farran, Treasurer; Stephen Leggett, Facilities Administrator; Dwight Morgan, Secretary.

- **Order/Quorum** – The meeting was called to order at 3:30 PM by President Breeden and a quorum was present.
- **Agenda** – The agenda was approved as proposed.
- **Current Financial Status**

The primary purpose of this special meeting was to review current financial status. The Board reviewed recent expenditures associated with repairs of the wall, 'inflationary' increases in landscaping costs and other anticipated expenditures in the near future. The Board also reviewed the status of income (current and projected) from Homeowner fees. After review and discussion, the Board determined that there are adequate financial resources to continue with wall maintenance as previously planned, but it might be necessary/appropriate to extend the timeline for some elements.

It was noted that there are some WBC homeowners who are delinquent in paying their fees. The following is directly quoted from the "BYLAWS FOR WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION, INC.

Article IX

Assessments

Section 9.01. Obligation to Pay. As more fully provided in the Declaration, each

Member is obligated to pay to the Association quarterly and special assessments which are secured by a continuing lien upon the Lot against which the assessment is made. Assessments not paid when due shall be delinquent. Any assessment not paid within thirty (30) days after the due date, which is the first day of the first month of each quarter, shall incur a minimum late fee of \$35.00 per quarter. The Association may bring an action at law against the Owner personally obligated to pay the assessment or foreclose the lien against the Lot (interest, court, and other costs and reasonable attorneys' fees shall be added to the amount of such assessment). No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Areas or abandonment of his or her Lot."

As noted above, the payment of these fees (and any associated late fees) is **not optional** and the Treasurer will contact those homeowners who are in arrears. It was also noted that some homeowners have been contacting the Treasurer regarding late fee issues. **The Treasurer is not authorized to waive any fees.** Should a homeowner have questions/issues about fees, they should contact President Lindsey Breeden who will then bring the matter to the Board.

Also, WBCHOA members are reminded that all of the Board members volunteer their time to conduct the business of the Association. Non-Payment/Delinquent fees create considerable additional issues and work - particularly for the Treasurer. Members can and should show their appreciation by meeting their obligations on a timely basis.

- **Treasurer Report**
 - The Treasurer reported our current balance is \$25,179 (not including any checks that are out).
- **New Business** – There was no new business for discussion.
- **Next Board Meeting** – Monday July 18, 2022 at 3:00PM.
- **Adjournment** – the meeting was adjourned at 5:00PM.

Respectfully Submitted,

Dwight D. Morgan, Secretary