

WHITE BIRCH CIRCLE ANNUAL HOMEOWNERS MEETING

NOVEMBER 18, 2021

The White Birch Circle Annual Homeowners Meeting was held at 7:00 PM November 18, 2021 at Woodlands Country Club.

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

A quorum was established with a total of 13 homeowners present; In addition, 19 proxies were gathered and counted by the Secretary.

Minutes of the Annual Meeting of November 12, 2020 were accepted and 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. Regarding repairs to the wall – we will utilize our landscaping firm to clear the space necessary to perform repairs – scheduled for December, 2021. Resident Mike Nelson raised issues about underbrush growth near the wall at his location. He questioned the need for repairs as the wall is not very visible. Repairs (including painting) are necessary to maintain the long-term integrity of the wall.

Stephen Leggett also provided a brief report from the Architectural Review Committee (ARC) – there were three (3) projects reviewed. All residents are reminded of the requirement to contact the ARC prior to altering the appearance of your home.

The Treasurer discussed the proposed budget for 2022 that was distributed to residents along with the Annual Meeting Notice. The proposed budget includes ‘best’ estimates of inflation along with anticipated expenditures. (Note: The 3rd Quarter Treasurer’s Report was not available at the meeting – a copy is attached to these minutes.) There is a current balance (reserve) of approximately \$12,000.

It was noted that the proposed budget for 2022 includes an increase of homeowner’s dues of \$40 per Quarter (\$160 per Annum). There was discussion about how to reduce expenditures for maintenance and the possibility of using current assets (specifically the Spa and some of the common areas) to subsidize some costs. While it does not appear to be feasible at this time, the Board will continue to explore options (including perhaps joining another HOA) to minimize expense to homeowners. The proposed budget for 2022 was approved by the assembled membership.

New Business – Richland County Trash Removal Services – There was discussion about changing from ‘Backyard’ to ‘Curbside’ Service – details about which had been distributed along with the Annual Meeting Notice. The results of the ‘poll’ were:

	<u>Proxy</u>	<u>Meeting Attendee</u>	<u>Total</u>
Change to Curbside	16	12	28
Continue Backyard	3	1	4

President Charles Kerkes voiced his opposition to making the change. Based on the above results, Vice President Lindsey Breeden will advise Richland County of WBCHOA decision to ‘change to curbside’ and initiate action to implement the change.

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

The slate of Officers for WBCHOA 2022 was presented as follows:

President	Lindsey Breeden
Vice President	Vacant (Need a Volunteer)
Treasurer	Sanaa Federici
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 adjourned at approximately 8:40 PM.

Respectfully Submitted,

Dwight Morgan, Secretary