

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

BOARD MEETING MAY 3, 2020

The White Birch Circle HOA quarterly Board meeting took place at the home of Dwight Morgan. Present were Mike Stoudenmire, President; Bob Anderson, Treasurer; Stephen Leggett, Facilities Administrator; Dwight Morgan, Secretary

The minutes of the January 2020 Board Meeting were approved as submitted.

- **Treasurer Report**

- Review of current Treasurer's report was accepted as submitted. Current balance is approximately \$27,600 as of 4/30/2020.
- Twelve (twelve) homeowners have not paid their first quarter dues as of 4/30/2020. Due to an oversight in transitions of Treasurer responsibilities, the Assessment notices omitted a due date. The Treasurer will send another notice to those affected with a note that a **late fee will not be charged if the payments are received by May 15, 2020.**
- The Treasurer will investigate requirements for maintaining 'non-profit' status for the HOA.

- **Facilities Administrator Report**

- Nutgrass/Nutsedge Initiative – Currently, 39 Homeowners have opted to have the treatment – 3 have elected not to have the treatment. **To those who have not responded as yet, you may still 'opt in' by completing the initiative form as instructed** – it is anticipated that treatment will commence around June 1st. ***Remember, there is no additional fee to Homeowners for this treatment.***
- It was noted that the standards for WBCHOA mailboxes will be documented in the Architectural Standards, as an addendum to the standards.
- There have been some continuing issues getting new resident information to facilitate necessary HOA communications. It is understood that there is **supposed** to be communication to the Treasurer as part of the real estate closing process – somehow, this does not appear to be the case in all instances. When notified, the Treasurer will advise the Secretary who will send a **'WBCHOA Information Memo'** to the new homeowners to formally start the communication process.
- In light of recent activities, it was agreed that the Facilities Administrator should obtain updated quotations for WBCHOA camera security system installation and maintenance.
- Sodding of the Gazebo area has been completed.
- There was an issue recently when a utility installed a gas line and cut the main trunk telephone line to several homes. Homeowners should be aware that our properties have deeded easements for various utilities that serve the WBCHOA. Also, utilities must be considerate of homeowners' property when servicing and repairing any damage before leaving the property. Homeowners can call the utility to make a claim should there be any damage.
- Wall Repair (Phase 4) – Awaiting response from Carrington Place Mgmt. regarding clearing of space so repairs to wall can proceed.

- **Architectural Review Committee** – Still no volunteers to serve on this committee.

- **Old Business**

- Stephen Leggett continues to follow-up on the legal matter of the BJ Blanchard nonpayment of assessments and the associated accrued delinquency fees. It was noted that most foreclosure actions are delayed due to COVID-19.
- It was agreed to delay until fall conducting poll of residents regarding schedule for next annual meeting.
- WBCHOA Documentation Review – No progress to report, but the project is still necessary.

- **Next Board Meeting – July 19, 2020 3:00 PM**

Respectfully Submitted,

Dwight D. Morgan, Secretary

