

**Minutes of the July 17, 2017 White Birch Circle Home Owners Association
Board of Directors Meeting**

Meeting held at Julie Beasley's home (344WBC) July 17, 2017 at 7 P.M.

Present: Stephan Jones, President, Julie Beasley, Vice President and John Marcucci, Treasurer

Stephan called the meeting to order.

The board approved prior quarterly meeting minutes as printed.

Treasurer's Report: Current balance in checking account is \$17,680.08

Facility Report: Submitted by Stephen Leggett in written form prior to meeting. Board members read over and discussed issues contained of his submitted report. A copy of the report is attached as follows:

July 17, 2017

Stephen's Notes for WBCHOA Quarterly Meeting

Upgrades to Common Area

1. The Mallet Hill Entrance has been reworked after the Havertys truck dislodged 13 wall blocks. These blocks will be replaced when the next round of work is done on the island.
2. The island will be lined with a two block high retaining wall later this summer (August timeframe, weather permitting). 108 more blocks are needed to complete this project. Blocks will be delivered the day before work by Lowe's on pallets of 54 each (3400 pounds per pallet).
3. The heads on the island are almost ready to be moved to the center of the area from the current edge of roadway. Shrubbery heads will replace the current 180 degree sprayers.
4. The wall has been completed and rowlocks were waterproofed/sealed. Phase 1 rowlocks were also resealed. Resealing of the outer wall rowlocks is now on a 3-4 year cycle. This is a task that the homeowners can perform in the future, with a savings of about \$1500 per complete application.

Current Projects

1. Lightning hit a column behind 428WBC (Kirkland residence) and blew both outer brick shells, the metal waterproofing cap, the crown of the column, and about 6 feet of rowlock to the east side of the column. Additionally, the top rowlock brick layer remaining was cracked at the mortar joint below this layer and the soldier area of the structure. Mr. Olvera will be able to repair the entire damaged area using new and salvageable bricks from the event. His quote was for \$1380.00. Not included is the cost to repaint the upper part of the panel where the lightning burned the paint, and the cost to reseal the entire panel of rowlock. Our painter has been contacted and will repaint/reseal this area once the brickwork is complete. The sprinkler controller and all zones are functional but may have an overheating module. Will have to let it run two more cycles to determine if the module is bad. If so, the cost to replace the controller is about \$250.00. All zones were working Friday after Lawn Innovations reseated one set of wires on the overheating module.
2. State Farm Insurance Agent carrier (Charles Piercy) was notified of the lightning strike that afternoon. No claim has been filed awaiting Board decision to file or pay out-of-funds available to the Association. The deductible was verified to be \$500.00. Our last claim was 2015 for \$3500.00 or so for a damaged well pump replacement.

3. Move heads of island to center of island, add two zones to sprinkler system (one divides the Mallet Hill entrance into three zones from the current two, and one reattaches a zone at the corner of Mallet Hill/Smallwood Road which stretches across the outer wall and provides water to the shrubbery there. This zone has been disabled for many years). Lawn Innovations will split the zone at the entrance and connect both zones to the nearest controller)

4. The Bradford Pear tree at the pond will need to be removed per my earlier email shared to members last month. The Landscape Committee could take the tree down and split it up for firewood. Additionally, a small dead scrub oak tree on Mallet Hill must be removed. Cost to remove by contract tree companies is about \$750.00, including stump grinding. The Bradford Pear will need stump grinding before we can replant a suitable replacement.

Landscaping Committee

1. See above for island renewal/block project and tree removal consideration.
2. Donnie and Judy Phipps worked the two entrance flower beds two weekends ago. Thank them next time you see them for their care of these plots.

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July 17, 2017

Stephen's Notes for WBCHOA Quarterly Meeting

Miscellaneous

1. The final tally for the wall repair/renovation was approximately \$4,000.00 over budget. This was due to repairs made to wall that were not seen in the initial walk through last year, the addition of a drainage area at the corner of the pond, sealant of the Phase 2 wall from last year, and resealant of Phase 1 wall to get all three walls on the same cycle.

2. Need decision as to the Insurance Claim. The adjuster will come out if we decide to file and make his own determination of damages and repair costs. I'll call the agency tomorrow if the Board decides to file a claim. The claim may cause another raise in our insurance policy due to the close proximity to our previous one in 2015 and 2013 (monument replacement).

3. I would vote to repair without the insurance claim if our sprinkler system works properly for the next two cycles (Wednesday and Friday).

Respectfully submitted,

Stephen Leggett, Facilities Administrator/Manager

Board response to most critical aspect of Facilities Manager's report:

The board tabled a decision as whether to submit a claim to the insurance company (State Farm) for compensation for lightning strike damage to Mr. Kirkland's exterior wall pillar. Further clarification as to whether there was a side conversation by Stephen Leggett with our HOA insurance agent, Mr. Piercy, concerning a potential future premium hike should the HOA officially file a claim. In addition, we took Mr. Leggett's advice to wait and determine whether the sprinkler system continues to operate effectively. This is to be determined by Friday, July 21 or Saturday, July 22. There may be additional insurance considerations should the sprinkler system need repair. We concluded to make a final decision based on the garnering of further facts and clarification. A special meeting of the board or by other communication means (e.g., telephone consensus) will be employed in a timely fashion so as to move the prescribed Kirkland residence wall repairs along. Other landscaping and maintenance issues addressed in submitted written statement to be resolved as is customary by Facilities Manager.

Stephan Jones discussed his meeting with Dr. Nelson (124WBC) regarding drawing the circlet into compliance with HOA standards. Dr. Nelson is willing to proceed with his 2016 plan to use drought tolerant plants to landscape the circlet. His plan was rejected by the ARC on October 1, 2016. Dr. Nelson is still adamant about not allowing water lines to be run through his backyard. This is a topic that needs resolution and a subject, again, for our next quarterly meeting.

Standing Committee Updates-Stephan Jones reviewed the current status of the standing committee' participants. This area needs some clarification and action. Liaisons need to establish who is still a viable member of each committee.

Next meeting time and place to be determined.

Meeting Adjourned.