

WHITE BIRCH CIRCLE HOMEOWNERS ASSOCIATION

Board Meeting October 21, 2018

The White Birch Circle HOA quarterly Board meeting took place at the home of Lorri Johnson. Present were Stephan Jones, President; Lorri Johnson, Treasurer; Patricia Lovit, Secretary; Stephen Leggett, Facilities Administrator. Julie Beasley, Vice Pres. was not present.

The minutes of the August 4, 2018 Board meeting were accepted as presented.

The Treasurer's Report was accepted as presented. The Board recommended changing the late payment fees from \$20 to \$35.00.

Facilities Administrator's Report:

Stephen Leggett reported that during the two hurricanes both wells were shut off to prevent lightning damage. Florence caused no damage to the property. During Hurricane Michael, a sprinkler valve and faucet underground box was crushed by a vehicle that left the roadway on Mallet Hill. Our landscape contractor repaired it once the leak was discovered. Stephen is going to look into other pump repair companies to get a reliable contractor able to service both types of pumps we own.

Because of new State laws directed at HOA's, it will cost between \$2,500-\$4,000 to get our 'By-Laws and Covenants' reviewed and put in order to file them with Richland County Register of Deeds office. This topic will be presented at the Annual Meeting next month.

Stephen has gotten quotes for repairing the sidewalk in the gazebo area. The board approved the contract bid from "Show Me, Concrete, LLC". Contractor will be informed of his selection and repairs are to be completed by December 1, 2018.

The shed in back of the spa has to have some fascia board replaced and painted and the spa building trim will also be painted at the same time.

The Board then discussed the problem we have within our organization about volunteering. Our Landscaping chair people have all moved away and our President, Stephan and his wife Sheryl, have been keeping the entrances to WBC nice and neat. The Social Committee seems to have disappeared also and we are looking for volunteers to come to the plate. We also need two people to volunteer for expected vacancies next year as President and Vice-President.

Our next Board meeting will be held on Sunday, January 20, 2019 at 3:00 p.m.

There being no further business to come before the Board, the meeting was adjourned.

Patricia Lovit, Secretary