

RIVER BIRCH HOME OWNERS ASSOCIATION BOARD MEETING

Minutes of the Meeting

1. Meeting was called to order @ 5:30 pm on November 8, 2021.
2. Members present: Bill Thompson, Ian Trainor, Joseph Know, Lexie Buck, Ron Hermany, Teresa Burgess, Zach Martin
3. The elected Officers of the Board are:
Lexie Buck – President
Bill Thompson – Vice-President
Teresa Burgess – Treasurer
Ron Hermany – Secretary
4. Alex Neil of the firm “Jones and Sasnett” was approved to represent the River Birch HOA.
5. Road Work Estimates and Assessments:
 - The roads with the greatest need for resurfacing are: Eureka - two areas, and needing grate work; also, Lennington Lane – from the intersection of Turnage to just past the new blue house on the right.
 - Turnage from Market street to the end and a short section on Adams would get repaired using a chip and seal process.
 - The lowest estimate is \$55,000 for resurfacing and an additional \$16,000 for chip and seal work.
 - Given the cost of the road work, available funds, and the high number of delinquent accounts an assessment in the amount of \$500.00 will be made to all lot and home owners. This assessment will come due to the HOA on March 31, 2022.
 - A letter advising of the road assessment will be sent to each owner in January 2022.
 - The replacement and or upgrade of “speed bumps” is being considered. Research is ongoing to determine the best value.
6. Delinquencies and HOA Covenant Violations:
 - Fines as well as legal action is being taken to resolve the 25 delinquent HOA accounts. At present, HOA dues are payable by June 30, 2022.
 - Those in violation of the HOA Covenant will be informed of such in person by a member of the HOA Board. They will also be presented with a letter explaining the violation, the time constraints to address the problem and when fines are inflicted.

Delinquencies and HOA Covenant Violations (cont'd):

 - So that all have an understanding of the consequences for a covenant violation, a document listing the common covenant violations and their associated fines will be created and made available. The type of violation will influence the fine amount. Additionally, the owner will be given a specific length of time to resolve the infraction before the fine process is applied. Points of contact will be provided.

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7. Committees were created, they are:
 - Architecture Review Committee
 - Social Committee
 - Road Committee
 - Landscaping and Grounds Committee
 - These committees will be staffed with board members and other owners within River Birch. Their duties and responsibilities will be defined in future minutes.
8. The River Birch HOA Board will meet once per calendar quarter. The next meeting is January 24,2022.