

**RIVER BIRCH  
HOME OWNERS ASSOCIATION  
Minutes of the August 16, 2022 Meeting**

1. The Meeting was called to order @ 6:00 pm on Tuesday, August 16, 2022. This meeting was held at the Turnage Theater, Lexie Buck officiating. The primary purpose of this meeting was introduce the Annual Budget and have it approved by the HOA members.

2. HOA Board members present: Lexie Buck, Teresa Burgess, Ron Hermany, Joseph Knox, Bill Thompson, and Zach Martin.

3. HOA members present: Thirty members were present, refer to the attached for a list of names attending.

4. A motion was made by Karen Hermany and seconded by Joanne Forrest to accept the minutes of our previous meeting as written. The members voted unanimously in favor of accepting the minutes as written.

5. Committee Reports are as follows:

Architectural Review Committee (ARC):

- The \$125.00 fee that accompanies an application for a variance has been waived. However, the application must still be submitted. Typically the owner must submit an application when making changes such as adding a fence or storage shed. If there are questions please contact Lexie Buck or Kevin Buck.

Landscaping:

- Good contractor results with regards to grounds maintenance
- Lights for the entrances are on back order, the committee is open to suggestions on this topic
- The homeowner is responsible for maintenance of any ditch that borders their property. The specific ditch area is from the center of the ditch back towards their property.
- The Grimes building contractor is aware of this policy and will maintain those ditch areas where they are responsible.

Roads:

- The original contractor for doing the road work has been non-responsive and has not returned our calls. Therefore they are no longer involved in anyway with this road project.
- Three other companies have responded to our inquiries. Able Paving and Tripp Brothers would be our best two options however, only Able Paving does "Chip and Seal". All the responses indicated a significant price increase.
- What was \$55,000.00 - \$60,00.00 for everything but the "Chip and Seal" is now approximately \$85,000.00.
- Additionally, the price of "Chip and Seal" has gone from \$1.00 per foot to \$1.60 per foot.
- There is eleven houses to be built all of which will contribute to the Road fund. This provides \$11,000.00 (\$500.00 from the contractor & \$500.00 from the homeowner) in additional road funds.

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Roads (cont'd)

- There was discussion on turning the roads over to the county. This topic had been discussed at previous meetings. The answer then and now is that there is no guarantee when the county would do this work. Additionally, there is a fee of \$7.00 per foot of frontage that must be paid to the county. Also the county will take 5 - 7 feet of the homeowners front yard for curb and gutters. That means your entire front yard will be smaller and the road will be 5 - 7 feet closer to your door. For example, a lot with 100 feet of frontage would cost the owner \$700.00 and they would lose 500 -700 square feet of frontage. When this was explained, no further discussion was necessary.
- The question was raised about when should we do the road work; now, or wait till the spring. A motion was made by Cindy Stringer and seconded by Anne Kahlich to do the road work now. The members voted and the result was unanimous in favor of doing the work now.
- With these results the discussion on road work ended.

Social Committee:

- Trunk and Treat will continue this year with the event planned for October 29, 2022. More details to come.
- There was an interest in having a "Community Day". Basically this is a community wide cook-out, with games for the children and a chance for everyone to get to know your neighbors.
- A Yard-Sale is planned. The proposed date is October 22, 2022.

**6. Annual Budget Presentation and Vote:**

Teresa Burgess prepared and presented the Annual Budget. She discussed the various categories of the budget and provided in-depth explanations. The budget as presented was adopted by a unanimous vote. Some of the most important items are listed below:

- Members can expect a dues increase beginning June 2023. The amount of increase has not been finalized however, \$300.00 per year seems to be the targeted amount.
- Dues for June 1, 2022 – May 30, 2023 will remain at \$125.00
- Uncollected Road Assessments totaled: \$8,250.00
- Uncollected Dues totaled: \$6,125.00

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**7. Open Discussion:**

Trash Service:

- City of Washington is currently \$19.00 per month.
- The bill would be part of the City of Washington bill for water, electric, sewer, etc.
- Garbage and recycling removal is offered
- One truck, one day per week
- We need 82% of the homeowners to agree to use this service for it to be provided.
- Those who are interested should send an email to the HOA expressing a desire to use this service.

Cell Phone service is and has been intermittent at best. There was widespread agreement from the members present.

Political Signs: One sign only please

**8. With no other questions from the floor, the meeting adjourned at 7:20 pm.**

River Birch Home Owners Association Officers:

Lexie Buck – President

Bill Thompson – Vice-President

Teresa Burgess – Treasurer

Ron Hermany – Secretary