

River Birch HOA, Inc.

www.riverbirchnchoa.com

Annual Meeting Minutes

1. Annual Meeting started at 10:00am October 16, 2021
2. As per the Annual Letter sent in August 2021 the developer announced he would be turning the subdivision over to a Board and requested homeowners to submit their applications to be voted on at the annual meeting. Only 7 applications were received. Therefore, those homeowners were elected unanimously to be the Board for the River Birch HOA. New Board Members announced:
 - a. Zack Martin
 - b. Ian Trainor
 - c. Joseph Knox
 - d. Lexie Buck
 - e. Teresa Burgess
 - f. Ron Hermany
 - g. Bill Thompson
3. Current Financials were passed out by Teresa Burgess – current bank balance, budget, A/R
4. Discussion of the roads – maintenance reserves were presented, builders' contributions to the reserve were presented and the need for a special assessment to help build this reserve to fix the roads. 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 will be required and up to the new board to determine and vote on.
5. Developer will be donating Lot#105 as common area to the River Birch HOA.
6. Maintenance of the ditches – reread verbatim from the annual letter - In the past the large ditcher has been hired to clear interior and exterior ditches as a service to homeowners and to improve the looks and safety of the neighborhood. We now have so many houses and fences it has become increasingly difficult for the large ditch mower to move around and complete interior mowing. Therefore, the number of reachable ditches makes it uneconomical to continue this service. If your lot borders a ditch you own to the middle of it and should maintain the ditch as you do your yard. The developer also announced that the ditches would be cleaned one last time and the developer, LaurCour Farms would be paying for it. The developer will be maintaining ditches still owned by LaurCour Farms. If any of you need help or advise on how to clear your ditch or recommendations on who to hire, please contact Kevin Buck.
7. Lexie Buck asked again to collect email addresses for correspondence of newsletters and invoices.
8. Lexie Buck reiterated that the minutes, annual letters and covenants are available online for review at www.riverbirchnchoa.com