

**RIVER BIRCH
HOME OWNERS ASSOCIATION
Minutes of the May 25, 2022 Meeting**

1. The Meeting was called to order @ 6:00 pm on Wednesday, May 25, 2022. This meeting was held at Zach Martin's residence, Lexie Buck officiating. The primary purpose of this meeting was introduce the Annual Budget and have the HOA Board vote on its approval.
2. HOA Board members present: Bill Thompson, Joseph Knox, Lexie Buck, Ron Hermany, Teresa Burgess, and Zach Martin.
3. HOA members (by last name only) in attendance were: Banks, Everett, Forrest and Kenley.
4. Per the Agenda, Committee Reports were Presented:
 - a) Architectural Review Committee did not have anything to report.
 - b) Grounds and Landscaping Committee:
 - 1) Weeding, Trimming, Mulching and General Maintenance was Performed on the area along Market Street.
 - 2) The HOA has entered into an annual contract with Kenny Moore to continue to provide these services. The board has received many positive comments regarding the improved appearance of our community. Annual costs are quoted as \$4,000 for mowing and \$1,500 for the entrances.
 - 3) Lighting will be installed at the entrance ways. Pole lights and Overhead Lights have been selected for installation. Additionally, the inspection required for connecting electricity has been successfully completed.
 - c) The Social Committee:
 - 1) The Yard Sale was a success and we anticipate conducting another Yard Sale in October 2022.
 - 2) A Community Day is still being discussed. The goal is to bring together all our neighbors for food and fun. More information will be provided as plans are finalized.
 - 3) We expect to conduct another Halloween event this year.
 - d) Roads Committee:
 - 1) Currently the road contractor is a little behind schedule, and they hope to begin work the second half of June.
 - 2) Speed Bumps will be considered after the road work is done.
 - 3) Considering the current inflation and economic outlook, entering into a contractual agreement with the road work provider to ensure that the price does not change made sense. Therefore, the Board agreed to pursue this action.
 - 4) A discussion followed regarding installing curbs and gutters. This was voted down because the roads would have to be turned over to the county and become public roads. Additionally, if we pursued this, there would be a charge of \$7.00 per linear foot of frontage to each home owner. So for example if your lot had a 100 foot frontage the charge would be \$700.00. Again, after brief discussion this idea was voted down.

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5. Teresa Burgess presented the Annual Budget for discussion and vote. Teresa provided a Proposed Budget and also a Profit and Loss Statement. A discussion was held on raising the Annual Dues. It was agreed that the dues would remain the same for this upcoming year (22-23). However, the following year may see an increase in dues. It was stated that an increase in dues and the creation of a separate "Road Account" may prevent or greatly reduce the need for any future road assessments.

6. A discussion was held regarding the safety of our children with regards to entering and exiting the school bus as it stops on Market Street. It was obvious to the Board that providing two bus stops inside the community for our children would greatly lessen the chance of anyone getting hurt. The Board agreed to a school bus stop at the intersection of Turnage and Mulberry, and also at the intersection of Lennington Lane and Eureka. While this will help keep our children safe, the board also realized the need to ensure homeowners that the school bus does not cause damage to property. The location and overall layout of these two intersections facilitates safety and minimizes the threat of potential property damage. Zach Martin will take this for action and see that it gets implemented.

7. A discussion on trash removal took place. The board will contact the City of Washington to see if we can add trash removal and recycling to our utility bills. There is a requirement for a minimum number of homeowners to sign-up for this service. Taking this action would limit the number of garbage trucks in the neighborhood and also standardize the pickup day. This item has been put on the Agenda for our Annual Meeting in July.

8. The Annual Meeting will take place at the Gallery of the Turnage Theater in Washington NC. This meeting will take place on Tuesday, July 12, 2022 @ 6:30 pm. An Agenda will be made available.

9. With no other questions from the floor, the meeting adjourned at 7:45 pm.

River Birch Home Owners Association Officers:
Lexie Buck – President
Bill Thompson – Vice-President
Teresa Burgess – Treasurer
Ron Hermany – Secretary