

## **RIVER BIRCH HOME OWNERS ASSOCIATION BOARD**

### **Minutes of the January 24, 2022 Meeting**

1. Meeting was called to order @ 5:30 pm on January 24, 2022.
2. Members present: Bill Thompson, Joseph Knox, Lexie Buck, Ron Hermany, Teresa Burgess, Zach Martin. Ian Trainor was present via telephone.
3. A lengthy discussion on the responses to the Boards Road Assessment Letter took place. Important elements of that discussion included:
  - a) River Birch roads are twenty-five years old. Additionally, construction vehicle traffic and weather have taken their toll on these roads. These points need to be emphasized at the upcoming public board meeting.
  - b) There is a quote for \$55,000 that addresses: Lennington Lane from Turnage to the new blue house, also areas of Eureka and Mulberry roads and the drain area on Lennington Lane which needs repair.
  - c) There is a quote for \$16,500 to perform a "Chip and Seal" on Turnage. This process will extend the life of this road for approximately ten years.
  - d) Other less distressed road areas (Mulberry and Adams) were discussed with the idea that "Chip and Seal" would extend the life of these roads as well. It is a question of pay the "Chip and Seal" price or pay the higher price for a replacement of the road.
  - e) Speed Bumps will be purchased. The current price is \$170.00 for each, plus any cost for installation.
4. Financial issues were discussed. The Treasurer will prepare a financial status summary and send it to the HOA members. At present:
  - a) There is \$59,000 in the HOA account. Of which, \$50,000 will go towards the road project. The remaining \$9,000 will be held in reserve for overall operations and maintenance.
  - b) 41.25% of the \$50,000 came from contractor fee's.
  - c) The remaining monies needed to repair the roads will be generated via the Road Assessment Letter process.
5. Previously, changes to a members property such as, adding a shed, fence, etc. would require a fee of \$125.00 to be paid by the owner. The board voted to remove that fee.
6. A discussion of delinquent member accounts took place. The board will use the guidance set forth in the covenants to notify any member of rule infractions or fee delinquencies. It was noted that all homeowners were given the covenants when they bought their property.
7. A community work day is being planned. Details need to be developed. However, the board will be installing lights and mulch at the entrances. Also, trash removal along the west side of Market street will be done.

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8. Joseph Knox is the Architecture Review Committee liaison .

9. The River Birch HOA Board will meet again on Monday, February 28, at 6 pm in Zach Martin's Man Cave!

The February HOA meeting will be open to all River Birch HOA members.

10 An Agenda will be created for the next HOA meeting.

11, Getting email addresses for all homeowners/members is still an issue. It cost money to use postal delivery therefore, it will be addressed at the next meeting.

River Birch Home Owners Association officers:

Lexie Buck – President

Bill Thompson – Vice-President

Teresa Burgess – Treasurer

Ron Hermany – Secretary