

River Birch Homeowners Association

Board of Directors Meeting

Minutes of September 28, 2023

The meeting was called to order at 6:00pm.

1. In attendance were board members: Mike Rodgerson and Linda Hess (Treasurer). Steve Carty also attended.
2. Linda Hess made motion to appoint Steve Carty to the Board as per section 4.8 of the By-Laws. Eumeka Dudley, Joseph Knox and Mat Szabo approved via telephone. Approved by the current Board.
3. As all but one member of the Board is new, it has been a slow process in getting everything up and running. There is still a lot to be reviewed so patience is needed by all.
4. We now have ownership access to the website www.riverbirchnchoa.com and information will be updated and documents uploaded to the website going forward. We would like to add a calendar to the website.
5. The history of the Board of Directors appointments and resignations is in a document entitled "Summation of the Board of Directors" and is approved to be uploaded to the HOA website.
6. The Board re-iterated the purchase of a software program that the HOA will own and use for financial record keeping and reporting.
7. The Board will be working on letters to property owners that are remiss in mowing and ditch upkeep and lamp post lights.
8. Eumeka Dudley will be talking with some other residents that expressed interest to help out about Trick or Treating, and possible some other fun thing this fall. Steve had the name and contact of another resident that will be given to Eumeka.
9. The Board discussed the June 1, 2023 – May 31 2024 dues of \$125 per lot and a more detailed budget will be published. A budget for '24-'25 with proposed annual dues will be worked on over the next few months. The Board would like to have a meeting or "Budget Workshop" for those that are interested in January 2024. This plan will be included in the letter that will be sent out to all the homeowners soon.
10. The Board talked about having a community HOA meeting in January/February after the Budget Workshop. As River Birch does not have a building to use, we will ask homeowners for any ideas of places we could hold a large meeting that the rental cost would be reasonable.
11. As three of the members were unable to attend this meeting, the President and Secretary positions are not filled at this point.
12. The Board needs to revisit The Architectural Review Committee as to who is on it and how it operates.
13. A letter will be sent out to the homeowners with information.
14. Meeting was adjourned at 8pm.