

River Birch HOA Board Meeting Summary (Minutes)

September 22, 2024 - beginning at 4pm

Old Ford Volunteer Fire Department

HOA Board Members in Attendance: Mike Rodgerson, Linda Hess, Eumeka Dudley and Steve Carty.

HOA Members in Attendance – See Attachment C – Quorum was Met

Individual Voting Forms(had name, address & lot # on each form) were given out to all in attendance for 1 vote per lot owned. Proxy Forms were collected. Voting Form Copy - see Attachment A.

Financial Information Discussion. Financial position as of Sept 12, 2024 & Proposed Budget for 6/1/24 – 5/31/25 presented with annual dues remaining at \$125 per lot. Discussion about beaver remediation cost and need, and was decided to remove this from budget. Excess receipts over expenditures will go to Reserve Fund. Line item on the voting form to approve budget and annual dues of \$125 with yes or no box to be checked.

Election of Board of Directors for three-year term ending Sept 30, 2027 - People on the voting form were identified. No additional people wanting to be on the Board were noted. Form enabled owner to note yes or no for each person.

Revisions to Covenants – Two proposed revisions were listed on the voting form. Discussion to explain the items. Owner could vote yes or no for each item.

Invoices (Statements as needed) will be sent out after the meeting as the annual dues have been set.

Distribution of packets to anyone attending who had not received them before.

General discussions & questions regarding Community both pre meeting and subsequent meeting.

Voting Forms and Proxies were collected as people left the room.

Follow-up:

After the meeting the voting forms were tabulated.

Regarding “Approve budget and annual dues of \$125 or year 6/1/24-5/31/25” Yes Votes. Budget Ratified.

Regarding “Election of Board of Directors for 3 year term ending Sept 30, 2027” – All 4 people were Yes.

Regarding “Revisions to Covenants” – Although both had majority of Yes, subsequently this was removed from an actionable item at this time. Potential Covenant revisions postponed.

No HOA Secretary. Summary written by Linda Hess.

Attachment A – Voting Form

**River Birch HOA Annual Meeting
Voting Form**

| | <u>YES</u> | <u>NO</u> |
|---|--------------------------|--------------------------|
| A Approve budget and annual dues of \$125 for the year June 1, 2024 through May 31, 2025 | <input type="checkbox"/> | <input type="checkbox"/> |
| B Election of Board of Directors for three year term ending September 30, 2027: | | |
| 1 Michael Rodgerson ----- | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 Linda Hess ----- | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 Cassandra Rodgerson ----- | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 Mary Hess ----- | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| C Revisions to Covenants: | | |
| 1. Paragraph 4 of Covenants modified 5/11/2005 regarding Plans : Eliminate shall conform to one of four sets of floor plans provided | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Add Covenant to allow the HOA to levy fines of no more than \$100 per violation (NC State statue) for covenant violations after giving notice to owner if owner does not remedy the violation within 21 days. Additional fines, fees, costs (including attorney fees and judgments) would be passed on to the owner if fail to remedy the violation or provide the Board a plan of action with 21 days of violation notice, and the Board can proceed to remedy the situation. | <input type="checkbox"/> | <input type="checkbox"/> |

Attachment B – Letter Sent to Remind Owners of Meeting

Dear River Birch Owner:

The River Birch Annual meeting will be held on Sunday September 22nd starting at 4pm at the Old Ford Volunteer Fire Department at 6050 Hwy 17N in Washington.

Voting will include election of Board members for the next term and annual budget with annual dues remaining at \$125. There will be voting sheets - we are not using hands raised to count.

If you are interested to be on the Board, please call Mike Rodgerson at 727-244-4211 or Linda Hess at 203-470-6109 by Friday September 20th. If any questions, please let us know.

If you cannot attend the meeting but want to allow someone else to vote for you, please complete the attached proxy and give it to the person by Sept 20th.

Enclosed is a copy of the budget approved by the Board with annual dues remaining at \$125 to be ratified by the Community. The attachment also includes financial information from June 1 – Sept 12, 2024 for your information.

If you have an email, please send an email to Riverbirchnchoa@gmail.com and let us know it. You can communicate to us by email also.

Thank you,

River Birch HOA Board