

**BIRKDALE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Telecommunications MEETING MINUTES
May 6, 2021**

Call to Order, Roll Call & Quorum

President Ron Buchanan called the meeting to order at 6:01pm. All current Board members were present. Present were President Ron Buchanan, Vice President Wayne Bass, Secretary/Treasurer Susan Lipp, Member at Large, Lee Kemmett, and LeeAnn King Property Manager for Birkdale from ACS West, Inc. Quorum of 3 was met.

Also present were committee chairs: Earl Bishop - Covenants Committee (acting) and Cynthia Steiner - Communications Committee.

Set adjournment time

The President recommends meeting close no later than 7:30pm. Motion carried 4-0.

Approval of previous meeting minutes

The Secretary/Treasurer moved to approve the last Board meeting minutes. Motion carried 4-0.

Member Voice

Neighbor Violet Martin raised concerns about speeding near the Spyglass Hill section of the neighborhood and would like to re-address prior meeting suggestions to contact local authorities to determine if we can get a temporary electronic speed monitor sign installed to deter speeding. Ron or Wayne agreed to call the Community Resource Officer to ask how this can be planned.

Neighbor Marybeth Oliver suggested the Board consider installing dog waste stations, similar to those used in Woodlake and other neighborhoods nearby. It was explained that this proposal has already been considered by the HOA Board following similar suggestions at the last couple of Board meetings, with full dog waste station purchase, installation and maintenance estimates provided, and the Board voted down the proposal. The Board President and Member at Large both explained the Board's decision that they would hope neighbors with dogs would stop dropping waste and become more responsible.

Neighbor Marybeth Oliver also raised questions surrounding HOA plans to install flags for upcoming Memorial Day and Labor Day holidays. Signs will go up on Sunday afternoon and come down on Monday afternoon (24 hours), otherwise theft is an issue.

Reports

President reports a letter has been issued to the neighbor concerning a request for ARC approval of installation of solar panels, following legal consultation and HOA Board consideration.

The Secretary/Treasurer reported the cost of the Spring/Easter driveby was \$193 vs a budget of \$200, and that costume and decorations were kept and put in HOA storage for re-use next year. Year to date, the community is on-budget, with the only changes occurring so far this year are the division of the social budget from one single Fall Festival event into multiple, smaller events in response to Covid. We also have incurred higher than expected tree services due to late winter ice storms. Neither of these items have driven expenses over the planned total budget year to date. Lee Ann King noted there are two accounts we need to make motion for liens due to neighbors not paying HOA dues. This will be brought up in a separate meeting.

ARC Committee – Many roof replacement projects have arisen for approval.

Covenants Committee Chair reported one neighbor has begun operating a business from their property to include vehicle parking which is in violation of local zoning laws and has been reported to local authorities. A home with longstanding algae on the siding on Spyglass Hill has finally been power-washed. Mailboxes this year appear to be very faded and will need addressing throughout the community. Poor grass quality on several properties appear to be a particular issue this Spring, but as long as the neighbors keep the lawns mowed short, weeds will not be considered a violation of HOA guidelines. Some roof projects were delayed last year due to poor economic times, but should be re-addressed. The next neighborhood covenants inspection is expected in mid-June.

Ground Committee Chair reported the Winterpock public works road construction project bid has been awarded and work will begin in the next couple weeks. This will generate the need to use some of the HOA reserve to remove and replace sprinklers and lighting in concert with the project timeline. New benches have been installed throughout the community! The Grounds Chair has spoken to 3 different sign companies and has already secured a potential stone mason to repair the Avalon sign which is decaying. Additional sign bids are needed. It was discussed that the stones or brick behind the Birkdale entrance signs may need power-washing. This will be addressed by the Grounds committee.

The Social committee/Communications committee noted that an interest survey was put out about whether we should hold a Graduation parade similar to last year. Unfortunately, interest has been minimal, so instead we will again include graduation announcements in the newsletter and post “congratulations graduates” on the entrance signs to the community, however not hold a parade. Motion carried 4-0. Additionally, the community yard sale is this Saturday, May 8 from 8am – 12pm. Due to Covid, Goodwill will not be offering a truck to take away unsold items this year. It was noted, that a vote should be taken in the August Board meeting to determine ‘go/no go’ on the planned Fall Festival taking into consideration the status of the Covid pandemic at that time.

New/Old Business

The Member-at-Large open Board position is still unfilled. The Secretary/Treasurer stated she asked several neighbors if they may be interested, but they declined interest. The President suggested offering the position to a neighbor, Sterling Hunley, who has shown interest in developing more activities/facilities for children in the neighborhood. Since the election is now coming up in October for this open position, it was suggested by another Board member that we now simply wait until October elections. Motion carried 3-0.

The pool and adjacent grounds were again briefly mentioned, and it was noted that the owner does not wish to sell and per our bylaws the HOA cannot enter into 'partnerships' on properties/amenities. Therefore, proposals to become partners in the pool and adjacent grounds are abandoned at this time.

The 2020 Budget surplus was discussed, and funds were allocated to the new benches, but surplus remains. Therefore, it was recommended by LeeAnn that \$20,000 of 2020 surplus be moved to reserve. Motion carried 4-0.

Christine Nevel has accepted the role to now install/take down holiday decorations, to include the Memorial Day/Labor Day flags and Christmas holiday decorations, assuming this role from Betsy Martello. The HOA Board thanks her for assuming this responsibility.

Adjournment

President motioned to close the meeting. Motion carried at 6:51pm with 4-0.