

RED BIRCH HOMEOWNERS' ASSOCIATION

Minutes of the Board of Directors Meeting of the Red Birch HOA held on February 15, 20024.

I. **CALL TO ORDER**

Jean Davis called the meeting to order at 6:32 pm

II. **ROLL CALL OF BOARD MEMBERS**

Present: Lee Johnson, Jean Davis, Matt Walters, Jennifer Allen, Susan Kulkarni

Also Present: Amber Whittington - Russel Property Management

III. **APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS**

A. **Minutes of meeting of 9/5/2023**

M/S/P Matt Walters/Sue Kulkarni

“Approval of Minutes of 11/14/2023”

IV. **Old Business**

A. **Entrance Lighting**

Revised upwash lighting was reviewed. It was agreed that the concept is acceptable but needs to be upgraded to four LED fixtures on each wall.

M/S/P Susan Kulkarni/Matt Walters “Contract with Sawyer Electric for furnishing and installing four (4) daylight LED upwash fixtures on each entrance wall if proposal does not exceed \$750.00.”

B. **Community Event**

It was agreed that May is too early in the year for a community event. Amber will research requirements for permits. Quotes will be obtained for possible catering.

V. **New Business:**

A. **Financial Status**

Balance Sheet, Profit & Loss & Delinquency reports were reviewed.

B. **Election of Officers**

M/S/P Matt Walters/Jennifer Allen “Lee Johnson as Vice-President and Secretary

M/S/P Jennifer Allen/Lee Johnson “Susan Kulkarni as Treasurer”

M/S/P Matt Walters/Jennifer Allen “Jean Davis as President”

VI. **Next Meeting**

The next meeting of the BOD will be held on May 28, 2024.

VII. **Adjournment**

M/S/P Sue Kulkarni/Jennifer Allen

“Meeting Adjourned at 7:36 pm”

RED BIRCH HOMEOWNERS' ASSOCIATION

Minutes of the Board of Directors Meeting of the Red Birch HOA held on September 18, 2024.

I. **CALL TO ORDER**

Jean Davis called the meeting to order at 6:31 pm

II. **ROLL CALL OF BOARD MEMBERS**

Present: Lee Johnson, Jean Davis, Matt Walters, Jennifer Allen, Susan Kulkarni, John LoGelfo

Also Present: Amber Whittington - Russel Property Management

III. **APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS**

A. **Minutes of meeting of 2/15/2024**

M/S/P Sue Kulkarni /Jennifer Allen

“Approval of Minutes of 2/15/2024 as amended”

IV. **Old Business**

A. **Entrance Lighting**

The entrance lighting has been completed. The cost was slightly higher than estimated and totaled \$848.

B. **Community Event**

The community event was discussed and agreed that some type of event would be desirable. It was suggested that it be called a “Community Picnic”. It should be held in April or late September. Attendees would bring their own picnic baskets.

V. **New Business:**

A. **Financial Status**

Balance Sheet, Profit & Loss & Delinquency reports were reviewed.

B. **Corporate Transparency Act**

Amber Whittington informed the BOD of a new Federal reporting requirement for our HOA. It requires providing information on the Association and on the individual members of the BOA. More information and cost estimates for filing will be provided at the next meeting of the BOD.

VI. **Next Meeting**

The next meeting of the BOD will be held on November 19, 2024.

VII. **Adjournment**

M/S/P Lee Johnson/John LoGelfo

“Meeting Adjourned at 7:23 pm”

RED BIRCH HOMEOWNERS' ASSOCIATION

Minutes of the Board of Directors Meeting of the Red Birch HOA held on November 18, 2024.

I. CALL TO ORDER

Jean Davis called the meeting to order at 6:43 pm

II. ROLL CALL OF BOARD MEMBERS

Present: Lee Johnson, Jean Davis, Matt Walters, Susan Kulkarni, John LoGelfo

Also Present: Amber Whittington - Russel Property Management

III. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

A. Minutes of meeting of 9/18/2024

M/S/P Matt Walters/Sue Kulkarni

“Approval of Minutes of 9/18/2024 as amended”

IV. Reports

Balance Sheet and Profit & Loss Performance were reviewed

V. New Business:

A. 2025 Proposed Budget & Dues

The proposed budget was discussed. Utilities was increased by \$20. Annual dues are unchanged from 2024.

The following motion was made and passed:

“Adopt 2025 budget \$12,800 as revised. Annual dues to be \$400 per parcel”

A. Corporate Transparency Act

Board members will be contacted by RPM to obtain the personal information required for filing the Beneficial Ownership Information Report (BOIR).

VII. Old Business

A. Entrance Lighting

The contractor has been contacted concerning one light fixture being inoperative. A replacement fixture has been ordered.

B. The Community Picnic was discussed with no consensus concerning limitations on invited guests, provision of food or entertainment. The topic will be revisited at the Annual Meeting.

VI. Next Meeting

The next meeting will be the annual Meeting on December 18, 2024 at 6:30 pm

VII. Adjournment

M/S/P John LoGelfo/ Matt Walters

“Meeting Adjourned at 7:45 pm”