

RED BIRCH HOMEOWNERS' ASSOCIATION

Minutes of the Board of Directors Meeting of the Red Birch HOA held February 11, 2025.

I. CALL TO ORDER

Jean Davis called the meeting to order at 6:36 pm

II. ROLL CALL OF BOARD MEMBERS

Present: Lee Johnson, Jean Davis, Susan Kulkarni, Katie Duckworth

Also Present: Amber Whittington - Russel Property Management

III. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

Minutes of meeting of 11/19/2024

M/S/P Katie Duckworth/Sue Kulkarni

“Approval of Minutes of 11/19/2024”

IV. Reports

Balance Sheet and Profit & Loss Performance were reviewed

V. New Business:

A. Election of Officers

M/S/P Lee Johnson/Katie Duckworth

“Jean Davis a President”

“Kathleen Duckworth as Vice-President”

“Lee Johnson as Secretary”

“Susan Kulkarni as Treasurer”

B. Replacement Street Lighting

Discussion regarding the billing of LED replacement streetlights

VII. Old Business

The Community Picnic is not committed to be held this year. There will be continued consideration in the future.

VI. Next Meeting

The next meeting will be on May 15, 2025

VII. Adjournment

M/S/P Sue Kulkarni/ Katie Duckworth

“Meeting Adjourned at 7:08 pm”

RED BIRCH HOMEOWNERS' ASSOCIATION

Minutes of the Board of Directors Meeting of the Red Birch HOA held May 13, 2025.

I. CALL TO ORDER

Jean Davis called the meeting to order at 6:36 pm

II. ROLL CALL OF BOARD MEMBERS

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

Also Present: Amber Whittington - Russel Property Management

III. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

Minutes of meeting of 02/11/2025

M/S/P Sue Kulkarni/Matt Walters

“Approval of Minutes of 02/11/2025”

IV. Reports

Balance Sheet and Profit & Loss Performance were reviewed

V. New Business:

Review of Proposed Mowing Contract

The following suggested modifications were discussed: (1) revising the frequency of mowing of the septic field and entrance (2) specified that the outfall debris from the drainage culvert on the east end of the property shall be removed and maintained in the same way as the balance of the berm along Avon Road (this does not include material in the culvert itself) (3) the effective date was changed to September 15, 2025 to coincide with the existing contract (4) adding language that either party may terminate the contract with a 30-day notice, as is currently the agreement.

A revised proposal will be considered by the BOD prior to implementation.

VII. Old Business

There was no old business or general discussion.

VI. Next Meeting

The next meeting will be on September 9, 2025

VII. Adjournment

M/S/P Lee Johnson/ Sue Kulkarni

“Meeting Adjourned at 7:56 pm”