

Red Birch HOA
Minutes of Meeting
8/17/20
7:02-7:38 pm

Pursuant to notice (a copy of which is attached), a General meeting of members of the above corporation was held on August 17, 2020 at 7:00 pm via the Zoom application online. Two notices and election ballots were mailed due to the lack of email information.

The purpose of this meeting was to provide new information to the members concerning our new HOA.

Members in attendance: Juanita Hobden, Katie Duckworth, Jonathan Bryan, Robert and Kim Hand, Lee Johnson, Jean Davis, Chris Waters, John and Sarah Tully, Chris and Beth Mackey, Barbara Mulligan, Tyler and Chelsea Paul, Gloria Ainey, Tim and Erin Camp.

Members NOT in attendance: Will Kuhn Homes, Lauren Davis, April Johnson and Bill Woolard, Tiara and Sabastian Garcia, John Ainey, Matt Walters, John and Brittany Logelfo, Trey and Katie McClung, Kristin Munguia, Nick and Kelsey Carnevale, Jarryd and Michelle Padgett, Chad and Shannon Wormell, Ottis Whisenant, James Williford.

Call to order: A general meeting of Red Birch Homeowners Association, Inc. convened at 7:02 once a quorum of 10% was established.

GENERAL OVERVIEW

- Jean Davis stood in as interim secretary in lieu of officers not being elected at this time.
- Items for discussion were the understanding of how an HOA operates concerning a Board of Directors election.
 - Upon confirmation by Russell PM, board members elected to serve by means of voting ballot
 - Candidates will then meet to decide the roles of each person.
- A set of solar spot lights to highlight the entry signs will be voted on in the near future instead of paying \$30 a month for electricity.
- Estimates for pine needles at entry
 - Around retaining walls only \$400 (see attached estimate)
 - Under and around landscape down both sides \$4,818 (see attached estimate)
- Obtaining the contract with Russell Property Management (see attached)

Revision/Approval of Past Minutes

Not necessary at this time

New Business

- Budget discussions and concerns over budget increases.
 - Budget line items should be minimal excluding Landscape
 - Accounting Expense - annual tax return

- Management Fees
- Office Supplies
- General Liability Insurance - including fraud protection, retaining walls, general liability, sink hole coverage,
- Landscape Contract
- Landscape Improvements
- Utilities - Street Light
 - Each homeowner will now be responsible for paying a portion of the entire bill which is approximately \$2.57 a month on their Greenville Utility bill going forward according to a GUC engineer.
 - This item should be removed for 2021, so the budget would decrease for 2021.
- \$1,000 loan to developer slated to be repaid by the end of 2021.
- A net budget decrease of \$2,620

Adjournment

There was no further business the meeting was duly adjourned at 7:38 pm.

The Minutes are certified by Jean Davis, interim Secretary of RBHOA.

Jean Davis
Interim Secretary, RBHOA
8/19/20