

BIRCH RUN PHASE II- HOA & SPECIAL DISTRICT
JULY 22, 2020

ANNUAL MEETING

In Attendance- Dean Higgins, Fil Fina, Bill Noonan, John Essig, Sean Kane and Dick Heffern and John Safford/Edgewater.

Roll Call & Proxy Count- Twenty one owners attended via Zoom and eleven owners by proxy.

Quorum- Established by more than 60% of owners in attendance in person or by proxy.

Minutes of June 5, 2019 Annual Meeting- Motion to accept by Bill Noonan and seconded by Teddy Foster. Unanimously approved.

Election of Board Members- Fil Fina reported that John Essig and Bill Noonan were nominated for 3 year terms. There were no nominations from the floor.

Motion to accept nominations by David Evans and seconded by Ann Samuelson. Nominations were unanimously approved.

President's Report- Dean Higgins

-Hospital Project Update- Dean noted that he was not aware of new information about the Hospital project. David Evans reported that a decision is expected on the

Article 78 petition filed by David and several others challenging the City's decision to approve the re-zoning of the parcel abutting Phase II. The City filed a motion to dismiss the challenge to the re-zoning decision. A decision is expected in 6 to 8 weeks. David also noted that the attorneys have agreed on certain timing decisions if the City's motion to dismiss is denied.

-Unified Development Ordinance (UDO)- The City's effort to incorporate land use and urban decisions in a single document. Currently the City's consultant is reviewing zoning, comprehensive plan and greenbelt issues. After this review the City Attorney said that a second draft of the UDO will be issued in a couple months.

Treasurer's Report- Sean Kane

-2020 HOA Budgeted Expenses \$37,542.80

-2020 HOA Final Expenses \$40,900.00

- McKenna & Franck, our CPA firm, annually reviews our financials and there were no items that needed to be discussed.

- Sean reported that there would be no increase in the \$275 quarterly assessment.

Motion to approve HOA Annual 2020 Financials was unanimous.

- 2020 SD Budgeted Expenses \$99,591.36
- 2020 SD Final Expenses \$100,815.00
- 2020 SD Cash Balance \$17,368.00

In response to an owner question Sean noted that the SD had reserves that were supplemented annually by a \$5,000 payment.

Sean also noted that expenses were also incurred for replacement of some trees and a light pole that were damaged during a storm in mid-May.

Motion to approve SD Annual 2020 Financials was unanimous.

Managing Agent's Report-John Safford-Edgewater Management

-John Safford said that Cleveland Brothers has not done mulching this year because of Covid 19 restrictions. In addition, Cleveland is on 10 day work cycle at Birch Run.

-Lift Stations- John noted that it was important to understand that in order to insure that the lift stations remain operational toilets should not be used for dental floss and baby wipes.

-Cracks in the pavement on the roads will be sealed to minimize the need for repaving the roads.

-John also reported on light replacements on South Collins Terrace and Saratoga Circle. John and Bill Noonan are working to dim the lights as replacements are needed.

-John said that the pumps have been working well.

Open Discussion

Ann Samuelson asked John Safford if it was possible for Cleveland Bros. to reduce the amount of chemicals used on owners' lawns. Ann's

suggestion was joined by Bill Boehmke and Audrey Belt. John said that the Board would discuss this request. It also was suggested that

Terry Cleveland could meet with owners who were interested in discussing this and other landscaping issues. John asked any owners to email him if they were interested in attending this meeting.

Adjournment

Motion to adjourn by Fil Fina with a second by Teddy Foster. All approved.