

THE BIRCHES AT STERLING WOODS
2013 ANNUAL VILLAGE UNIT OWNERS MEETING
SEPTEMBER 11, 2013

The meeting was called to order by President Stan Kishner at 7:02 pm.

Eleven Birches homeowners attended the meeting in addition to the board members.

Minutes of the 2012 annual meeting were approved by the board.

Georgeann Kishner was unanimously elected inspector of elections. After opening the floor to nominations, Jim Harlow and Sharon Fisher were elected unanimously to three year terms on the Board.

TREASURER'S REPORT

In his capacity as Master Board treasurer, Stan Kishner provided the following comments:

For August, 2013, the Association had 142K in expenses and net income of 117K for a monthly loss of 25K. Major expenses were lawn maintenance, replacement railings and deck staining.

YTD operating expenses are 60K under budget.

Reserves total 1.3M and total assets total 1.58M.

Jim Harlow added that the Birches treasury remains at \$16 and had the piggy bank on hand as evidence.

NEW BUSINESS

Snow assessment dues of 53K will be taken out in September.

The flu shot clinic will be on September 25 between 5:30-6:30 pm. at the Platinum Club.

Fall dumpster day will be on October 19th

All plants in mulched beds throughout the community will be fertilized this fall. It's important that unit owners water on a regular basis.

Stan indicated that the LED street lighting is saving 90% of electricity costs but delivery costs remain the same for a total savings of 40%.

QUESTIONS

A homeowner asked if it would make sense to consider using the exhaust from the club air conditioning system to heat the pool. Stan said he would bring it up at the next master board meeting.

The meeting adjourned at 7:22pm.

EXECUTIVE SESSION

It was agreed that Sharon Fisher and Dale Brown would reverse roles on the Birches Board for at least the next year, with Sharon becoming secretary and Dale becoming a director.