

**THE BIRCHES AT STERLING WOODS**  
**2014 ANNUAL VILLAGE UNIT OWNERS MEETING**  
**September 24, 2014**

The meeting was called to order by President Stan Kishner at 7:05 pm.

Seven Birches homeowners attended the meeting in addition to the Board members.

Minutes of the September, 2013 annual meeting were approved by the Board.

Georgeann Kishner was unanimously elected inspector of elections. As Dale Brown's term is set to expire, President, Stan Kishner asked for volunteers for the Board. There were none, and Dale Brown agreed to continue on the Board for another year as Director. He was elected unanimously.

**TREASURER'S REPORT**

Stan Kishner gave our August 2014 Treasurer's report. We had \$143,000 in Operating Expenses and \$118,000 in Income for a loss of \$25,000. Expenses were dominated by power washing/staining of the decks, painting and lawn/trees/shrub maintenance. To date, we have an operating loss of \$52,000.

The reserve account is at \$1.67 million with total assets of \$1.85 million.

The 2015 Proposed Operating Budget committee's meeting will be held the following evening.

Jim Harlow added that the Birches Treasury remained at \$16. A bill was presented from the Block Party and only a few coins remain in the Treasury.

**NEW BUSINESS**

**Maintenance** – Decks were stained this year in the Birches. Several new stain studies are going on at residences on Hancock for alternative brands but the general consensus was the new product being used will last longer. Repairs to streets and some driveways on Logging Trail is still on hold and will not be done until the roads are repaved. Walk-arounds noted painting for columns, door frames, etc. Osborne won the bid and work started in mid-September. Roadway cracks were to be filled on Silversmith. Water under the road caused damage from Logging Trail to Heartwood. It was suggested by the Engineer that curtain drains be repaired. The stone wall at entrance is being repaired along with concrete work. 20% of these repairs will be paid by SWI.

**Landscape** – A new leaf spot fungus appeared this year. Reseeding took place on affected lawns. A tree blight may force the replacement of 8 trees.

**Reserve** – Road repaving will be our next major expense along with roofs and decks. A committee with Stan and 3 volunteers, Dale Brown and John Wilcox and Bill Karten from the Oaks, will investigate the

best options for us. It was determined that the base/soil is clay and that its spongy compression is causing flexing and cracking on the roads. Proper repairs will involve digging out 12"-16" and filling with gravel. When Silversmith was done, the contractor recycled the asphalt into the base in a process called reclaiming. Quotes will be obtained from the Engineering company for soil testing and preparation of the road specification. The work will then be put out to bid. We will determine how much can be done in 2015 after receiving bids. The estimate to repave all our roads is close to \$1 million. The funding will come from the reserve fund.

Gouges in the Birches driveways caused by snow removal equipment will be repaired as part of the repaving work. \$15,000 has been withheld from the Contractor, but we need to negotiate a settlement.

There are a few problems with roofs. Mildew is causing the black marks on certain roofs. Special stripping/flashing was recommended for new roofs to avoid mildew. George Holland is heading up the committee on roofs.

Some decks will need to start being replaced. Composite materials were suggested to lower maintenance costs.

It was noted that if your water heater has not been replaced, it must be replaced now if more than 10 years old. Owners can be held responsible for the \$7,500 water damage deductible if the water heater is not replaced within 10 years. Furnaces have an estimated life of 20 years.

The \$52,000 snow assessment this year should help defray excess operating expenses by year's end.

### **Recent Sales/Foreclosures**

Recent Sales were a Beechnut for \$273,000 in September, one for \$300,000 earlier and a Gray Oak for \$350,000 in October.

### **Announcements**

Flu shot clinic will be September 30 from 5:30 to 6:30 pm. October 18 is Fall Dumpster day.

Thanks to Claire Hines and Sheila Roy for organizing the Block Party. Former resident, Ellie's 94<sup>th</sup> birthday party is in Maine.

Sheila Roy offered a contractor's name that we will have Kim add to the list for fireplace repairs.

The meeting adjourned at 7:47 pm.

## **EXECUTIVE SESSION**

All Directors agreed to keep their present positions on the board.