

THE BIRCHES AT STERLING WOODS
2012 ANNUAL VILLAGE UNIT OWNER MEETING
SEPTEMBER 26, 2012

Board members present included Stan Kishner, President; Tony Brzezinski, Vice President; Jim Harlow, Director and Dale Brown, Secretary.

The meeting began at 7:05 pm and 12 Birches residents attended in addition to Board members. Stan read an e-mail from Tom DuCharme resigning his position as treasurer. He will be moving out of state.

Minutes for the January 24, 2012, meeting were unanimously approved.

Georgeann Kishner was unanimously elected inspector of elections. Stan and Tony were reelected to three year terms as president and vice president, respectively. There were no dissenting votes. During an executive session following the meeting Sharon Fisher was appointed Director, replacing Tom DuCharme on the board. In further discussion, Jim Harlow agreed to be Treasurer for a year to give Sharon an opportunity to become acclimated.

TREASURER'S REPORT

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

For August, 2012, the Association had 97K in expenses and net income of 110K.

YTD operating expenses are 50K over budget.

Reserves total 1.3 M and total assets total 1.4M.

NEW BUSINESS

Stan discussed several issues passed by/or currently being evaluated by the Master Board:

We are currently negotiating a new trash and recycling contract with Winter Brothers.

Recently repaved sections of Silversmith Rd have developed cracks due to excessive water under the road bed. There is a proposal to put drains under the road but the issue is still being discussed.

A reserve study is being conducted to evaluate the infrastructure of Sterling Woods at a cost of \$3200. This is the fourth needs assessment since the community opened.

We will be changing over to either inductive or LED lighting on our streets. Both types of bulbs will be tested first on Revere Drive to determine suitability.

A total of 8 -9 trees planted by Bartlett that didn't make it are being replaced at their cost.

In the future gutters will be cleaned every two years, with 3 villages being cleaned each year.

The air conditioning unit and furnace have been replaced in the clubhouse lower level.

Dumpster Day is scheduled for October 20.

Due to an impatiens blight in the soil, the landscaping committee recommends a three year moratorium on planting these annuals in the community.

SUGGESTIONS

Have the Master Board publish a list of 3 -4 reputable vendors to replace air conditioning and furnace units in the Villages.

Established a schedule for having trim and doors examined and painted as needed.

There is a need for more individuals on the maintenance committee to keep an eye on repair needs in each Village.

Circulate the minutes for Birches meeting to a wider audience of homeowners to facilitate communication and solicit additional volunteers.

Respectively Submitted

Dale Brown