

MINUTES

Birch Run Phase II - HOA

September 18, 2019 6:31pm *Meeting called to order by* Dean Higgins

In Attendance

Dean Higgins, Sean Kane, Fil Fina, Tracy Riley, Dick Heffern, John Essig, Bill Noonan & John Safford-Edgewater

Approval of Minutes

Motion to approve June 5, 2019 minutes Fil, Dick second, all approved.

Treasurer's Report – Sean Kane

June 2019 Financials

Cash on Hand: \$ 7, 949.88

Ending Balance: \$ 9, 056.33

All bills current

Motion to accept June financials:

John E, Fil seconds, all approved.

July 2019 Financials

Cash on Hand: \$ 9, 056.33

Ending Balance: \$10,819.67

All bills current

Motion to accept July Financials

Tracy, Dick seconds, all approved.

August 2019 Financials

Cash on Hand: \$10,819.67

Ending Balance: \$ 7,847.93

All bills current

Motion to accept August Fin

Dean, Dick seconds, all approved.

Managing Agent Report – John Safford, Edgewater Management – HOA & SD

- Assessment collections are normal. The City exchange for the second quarter was completed and the third is in process.
- Cleveland continues to do a good job with no reported complaints.
- As a result of two serious wind storms, some trees on private lots were damaged and corrected by owners. The association property was not affected except for a small amount of cleanup which Cleveland did at no charge.
- The landscaping around the electrical boxes between 8 and 10 Saratoga Circle has been completed by Toadflax at a cost of \$1374.95. A portion of the cost will be shared with #10 Gerry Potter in the amount of \$540 for work done on that property.
- The lift stations have been pumped per our quarterly contract with Stone Industries. There has been one emergency call during the storms, which was responded to and resulted in the replacement of the floats that were giving out false notice.
- We have received an increase in monthly billing from County Waste however, our contract agrees to a 7.5% increase at the anniversary date which is January 1, 2020. We are following up with a letter protesting the increase. Bill Noonan is reviewing the contract and will write a letter. Board will be copied on the letter.

Old Business

- Hospital: Dean has been checking the City Council agenda and to date the hospital project has not been listed on their agendas. He will keep the board posted.
- Hospital Petition Protest: Board signed the petition for the properties owned by the HOA however, Claudia Brayer hasn't filed. She suggested we file both (HOA properties and HOA homeowners)

together even though the HOA alone meets the 20% criteria. Dean and Dick have been communicating with her and will keep the board updated.

- Professional fee: board agreed to compensate Claudia Brayer for the time spent on this process. Dick and Dean will get back to the board regarding a fee.
- Rental Rules: the board will email Dick new language for the rental rules.

New Business

- 2020 Budget Process: HOA budget for 2020 will most likely remain the same however, board members are welcome to email John and Sean regarding any line item(s) between now and the end of October for consideration.

Next meeting November 12, 2019 at 6:30pm.

Motion to adjourn Sean, Fil seconds, all approved
7:05pm.

MINUTES

Birch Run Phase II – Special District

September 17, 2019 7:05 pm *Meeting called to order by Dean Higgins*

In Attendance

Dean Higgins, Sean Kane, Fil Fina, Tracy Riley, Dick Heffern, John Essig, Bill Noonan, John Safford
Edgewater

Approval of Minutes

Motion to accept June 2019 SD minutes Sean, Fil seconds, all approved.

Treasurer's Report – Sean Kane

June 2019 Financials

Cash on Hand: \$32,009.46
Ending Balance: \$36,965.68

July 2019 Financials

Cash on Hand: \$36,965.68
Ending Balance: \$41,455.71

August 2019 Financials

Cash on Hand: \$41,455.71
Ending Balance: \$29,262.26

Saratoga National MM Accts:

Storm Sewer #4141 \$ 25,099.25
Reserve #0671 \$ 33,886.23

#4141 \$ 25,101.38
#0671 \$ 33,886.23

#4141 \$ 25,103.51
#0671 \$ 33,886.23

All bills current.

Motion to accept June Financials
Tracy, Fil seconds, approved.

All bills current.

Motion to accept July Financials
Fil, Dick seconds, approved.

All bills current.

Motion to accept Aug Financials
Dick, Dean seconds, approved.

Managing Agent Report – John Safford, Edgewater Management – *report is in HOA minutes*

Old Business

- Juron/Potter arborvitaes around the electrical boxes were trimmed back by Toadflax because we can't dig in these areas. John Safford will contact National Grid to have these boxes painted green.
- At the entrance, a small section of fence at the far end was repaired by Keith Mullen.
- Sink Hole at entrance was repaired by Wardell. A bill was received, split with Phase I and paid.

New Business

- County Waste – Bill Noonan is working with John Safford and will send a letter.
- 2020 Budget Process: It was suggested we increase Professional Fees; send suggested line items to Sean before end of October.

Next meeting November 12, 2019 at 6:30pm
Motion to adjourn Dean, Tracy seconds, all approved
7:30pm

Respectfully submitted by Tracy Riley