

BIRCHWOOD LAKES COMMUNITY ASSOCIATION, INC.
Annual Meeting Minutes
August 26, 2017 @ 9am
Clubhouse

Present: Charles Ritson, President; Dennis McMahon, Vice President; Vincent Flatt, Secretary; Marcella Livingston, Treasurer; Directors Kevin Crawley, Adam Fass and Thomas McConnon.

Absent: Cecilia Buckle

Also Present: Carrie Ridner, Community Manager; Robert Kidwell, Esq.; and William Owens, Accountant.

President Ritson opened the meeting at 9:05am with the Pledge of Allegiance.

President Ritson gave an overview and highlights of the four major projects and their current status. President Ritson summarized all other activities for the past year. Brief overviews were given of each of the four major projects: Upper Birchwood Lake Dam, Salt Remediation; Maintenance Facility and HOP permits. A new entrance sign was received and on display.

Bill Owens from Wm. Owens & Company – reviewed the audit and gives his qualified opinion that the audit is correct and accurate. He reviewed the Operating, Reserves and Expense accounts. CM Ridner answered questions regarding the Special Assessment and the bank accounts that have been setup.

Committee Reports:

Beautification – Director McConnon thanked Carl Fredrickson and JoAnn Woods for their tireless efforts with the plantings and watering of flowers at our entrances. The debris that was imbedded in the Lower Lake Dam has finally been removed. Committee is also discussing a mural for the Clubhouse.

Community Safety – Director Crawley reported one of the most successful projects the committee has worked on is the installation of several stop signs at higher trafficked intersections. The Committee has discussed and are still working on feral cats, speeding changing of the speed limits, emergency shelters, entrance surveillance cameras, survey regarding the gates, entrances and cameras.

Recreation – In Director Buckle’s absence, Vice President McMahon gave a report for the Recreation Committee. Some of this year’s activities were Paint a Flower Pot, Family Fun Night, our Community BBQ’s at the Pool, Bingo returned this summer, and Arts & Crafts for the children. A big thanks to all the volunteers that helped.

Budget Committee – The Committee worked on the 2017/2018 budget. This budget saw no dues increase. Our collections were 99.23% of the operating budget and 101.05% of the reserve budget. The Committee will begin working on the 2018/2019 budget shortly. Special Assessment collections exceed expectations of \$600,000 collecting \$750,849. Collections are continuing and aggressively worked.

Governing Documents – Secretary Flatt reported that he only recently took over this committee. While the committee continues to work on Bylaw revisions, its latest efforts resulted in the approval of two new rules regarding Dangerous and Abandoned Structures.

Road, Construction & Maintenance – Secretary Flatt reported on this season’s roadwork and what has been completed. The committee is also working on a plan for speed tables instead of temporary speed bumps. Tables provide a better traffic experience for emergency service vehicles.

Communications - Chairperson Clare Bennett reported on the latest edition of the Newsletter. Monthly newsletter is handled by Maria in the office and she does an excellent job. Committee is discussing a member's only section for the website and spirit wear.

Capital Project & Property Development – President Ritson reported that the committee is involved with all four of the major projects that he discussed earlier in the meeting. The biggest accomplishment is the redesign of the entrance sign, which are on display.

Lake Management – President Ritson reported that the committee oversees the lakes and in his opinion are the best they have been in years. The committee interview five aquatic treatment vendors last fall and the Board approved a new vendor this year Aqua Link. The committee is quite satisfied with the results. Geese egg addling program continues. Catch n Release program will be reviewed in the spring.

Salt Advisory Committee – President Ritson reported that the plume is moving toward the lake, and nothing appears to be expanding. Monthly and quarterly monitoring continues.

Secretary Flatt presented the 2017 Volunteer Recognition Award. This year the awards went to Laurie O'Connell for her service on the Recreation Committee.

At this time, new Board Member, Clare Bennett takes her seat on the Board.

President Ritson opened the floor to the Membership for a questions and answer session.

President Ritson and the Board responded to questions relating to roads, the salt project, the special assessment, tenants and lifeguards.

The Annual Meeting was adjourn at 10:55 pm.

Respectfully Submitted,

Vincent Flatt
Secretary