

**Birchwood Lakes Community Association, Inc.**  
**Regular Board Meeting Minutes**  
**December 14, 2013 @ 9:05am (Postponed to 1/11/14)**  
**Conference Room**

Present: Clare Bennett, President, Joanne McInerney, Vice President; Marcella Livingston, Treasurer, Carolyn Martin, Secretary, Thomas McConnon, William Wagner

Absent: Carl Fredrickson; Charles Ritson

Also Present: Carrie Ridner, Community Manager

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

President Bennett opened the December 14, 2013 Regular Board Meeting, which was postponed to January 2014 due to inclement weather.

**APPROVAL OF THE MINUTES FROM PRIOR MEETING**

- November 9, 2013 Regular Board Meeting

**Motion to approve the November 9, 2013 Meeting Minutes made by Treasurer Livingston, seconded by Vice President McInerney. All in favor. Motion Passed.**

- Board Review Panel November 25, 2013

**Motion to approve the November 25, 2013 Board Review Panel made by Treasurer Livingston, seconded by Secretary Martin. All in favor. Motion Passed.**

- AWAM November 14, 2013 Tax Sale lots

This Action Without A Meeting is to approve a repository bid in the amount of \$1,250 plus filing fees which include a transfer tax of 2%, recording fee of \$62 and deed preparation of \$50, for L-1A, B-111, Section 16 (formerly lots 1 and 2), located on Doolan Road for a potential site for a salt building or other Association building use. All Directors were contacted. Director Fredrickson was unavailable. All other Directors voted in favor.

- AWAM November 21, 2013 Lake Management Bid

This Action Without A meeting is to approve, at the recommendation of the Lake Management Committee, a one year service contract with Ecological Solutions to perform lake treatments, inspections, water quality field testing, etc for the 2014 season as per the RFP for Lake Management Services, at a cost not to exceed \$13,934.72 with certain restrictions. All Directors were contacted. All Directors voted in favor.

- AWAM November 22, 2013 Spruce/Barberry Letter

This Action Without A Meeting is to approve the wording in the attached letter and to send the approved letter to the homeowners surrounding the Spruce/Barberry Exploratory Well (Well 2) for the purpose of performing a step test of the exploratory well and static water level testing of surrounding wells. Initially we will be conducting field testing in-house on those homes who provide the necessary permissions. Directors Fredrickson and Wagner were unavailable. All other Directors voted in favor.

**Motion to approve the above Actions Without A Meeting made by Secretary Martin, seconded by Director Wagner. All in favor. Motion Passed.**

**Motion to adjourn the December 14, 2013 Regular Board Meeting and move directly to the January 11<sup>th</sup>, 2014 Regular Board Meeting made by Treasurer Livingston, seconded by Director Wagner. All Directors voted in favor. Motion Passed.**

Respectfully submitted,

Carolyn Martin  
Secretary