

Birchfield Woods Cluster Association
Annual Meeting Minutes
4 March 2003

The meeting was called to order at 7:30 PM.

The opening presentation was given by Joe Kamide, President. (See presentation.)

Reserve Study (Presented by Julie Schoenman. See Reserve Study.)

- Input from Jeff Koger
 - Financing the road paving will add 30% to the cost.
 - Financing should be saved for emergencies (i.e. we get a torrential rainstorm and the retaining wall collapses.)
 - Would like to see our reserve payments increase, even though it means raising the assessment

Budget (Presented by Jeff Koger of Koger Management)

- Operating expenses will remain the same as the past year
- Jeff recommends increasing the assessment to \$770.
- Motion to accept the budget was made by Dick Fagan. Marggi Mitchell seconded the motion. The motion was carried by voice vote to approve the budget which will raise the assessment to \$770 and increase the reserve payment to \$30,000.

Elections

- Joe Kamide's term is over so a 3 year position is available.
- James Juran accepted the nomination for a 3 year board position and was elected.
- Officer nominations
 - James Juran, President
 - Victor Tchirout, Vice President
 - Mary Tchirout, Secretary
 - Julie Schoenman, Treasurer

Other Issues

- Trees along the Parkway
 - We had been waiting to see if VDOT would plant any more.
 - The county is selling 12 seedlings for \$16.95.
 - The board will discuss the issue at a future board meeting.
- Tennis Court Lights
 - The lights seem to be on when the courts are not in use.
 - The board will discuss the issue at a future board meeting.

The meeting was adjourned at 9:00 PM.