

## **The Birches at Sterling Woods Annual Meeting, September 21, 2021**

The meeting was called to order at 7:04 pm via Zoom. There were 16 attendees representing 11 units, as shown below:

- Brown, Dale and BG - 116 Logging Trail Road
- Brzezinski, Tony - 126 Logging Trail Road
- Dee, Meg - 130 Logging Trail Road
- DeVane, Ken and Maureen - 102 Logging Trail Road
- Eyman, Anne - 124 Logging Trail Road
- Harlow, Jim and Pam - 113 Logging Trail Road
- Kishner, Stan and Georgeann - 107 Logging Trail Road
- Molinaro, Tony and Lyna Hayward - 118 Logging Trail Road
- Sonders, Helen - 122 Logging Trail Road
- Wilcox, John and Suzanne - 101 Logging Trail Road
- Carosella, Ken and Julie - 120 Silversmith - proxy

Proof of notice of meeting to the residents was submitted and approved.

President Stan Kishner explained that the Birches board members are committed to at least 1 meeting per year and send a representative to the Master Board, which meets monthly. Stan agreed to continue as the Master Board representative and was approved unanimously to be in that position.

The 2-year terms of Helen Sonders as Secretary and Jim Harlow as Treasurer were approved unanimously. As a result of the resignation of Dale Brown, Tony Molinaro volunteered to join the village board and was elected unanimously to a new 2-year term. A thank you to Dale for his contributions over the years was extended.

Stan reviewed our long-term plans for roof replacement and indicated that this year the Birches took advantage of an insurance benefit to redo 5 roofs that had suffered winter damage. In 2022, the roofing company will replace the roofs in the Birches and the clubhouse. It will also replace the gutters on 3 Birches roofs that were replaced in 2013. The roofing company has met our expectations and beyond. Our roofing specification addresses measures to reduce the possibility of ice damming.

Deck replacement in SW2 will be addressed starting in 2024. A key issue for the Birches will be how to adjust for those who have expanded their decks and how to apportion the costs as all additions were not the same. A 25-year life expectancy is anticipated for the decks. The Oaks will be the first village to receive replacement decks.

The clubhouse & gym will remain closed until further review of COVID restrictions are addressed. The board does not want to risk lawsuits, for which we are not covered, in case any COVID related issues arise. Our insurance rates will probably increase to over \$200,000 from \$185,000 for the coming year.

Apparently, a number of units are experiencing water staining in their toilets due to mineral buildup – those units affected were encouraged to address their issues with the water company before it appears to be a problem with all of the Birches.

This winter, a number of overgrown pine trees will be removed from the Birches.

The Birches board members agreed to keep their positions the same as in the past year:

- President: Stan Kishner
- Vice President: Tony Brzezinsky
- Secretary: Helen Sonders
- Treasurer: Jim Harlow
- Director: Tony Molinaro

The meeting adjourned at 7:49 pm.