

**THE BIRCHES AT STERLING WOODS**  
**2011 ANNUAL VILLAGE UNIT OWNER MEETING**  
**September 7, 2011**

All Board members were present including Stan Kishner, President; Jim Harlow, Vice President; Tom DuCharme, Treasurer; Tony Brzezinski, Director; and Dale Brown, Scribe.

The meeting opened at 7:05 pm and 12 attending Birches residents introduced themselves.

Minutes of the April 5, 2011 meeting were unanimously approved by the Board.

Once again Treasurer DuCharme physically presented the Birches' treasury of \$16, which has neither appreciated or depreciated.

Georgeann Kishner was unanimously elected Inspector of Elections. [One proxy was](#) counted as part of voter totals during the session.

Dale Brown's three-year term as secretary expired; no one had stepped forward to replace him so he agreed to serve another year in this role. [He was](#) reelected.

**TREASURER'S REPORT**

In his capacity of Master Board treasurer, Stan Kishner provided the following comments:

For July, 2011, the Association had 105K in expenses and net income of 159K, including 49K in special assessments.

YTD operating expenses are 269K over budget for reasons explained in the April, 2011 minutes.

Reserves total 1.5M and total assets total 1.6M.

## **NEW BUSINESS**

### **Landscaping Committee - Al Ritter**

All spirea plants will be pruned this fall, as will property shrubs that need attention.

Pest control granules as well as a slow acting fertilizer have been applied to lawns. This fall soil aeration and seeding will take place.

Some shrubs will be replaced this fall and others in the spring.

A total of 8 trees have been replaced on Silversmith.

### **Maintenance Report - Al Ritter**

Power washing and deck staining is nearing completion in the Birches. Kishner reminded residents that there will be an assessment for unit owners who expanded the original dimensions of their decks.

Bids have gone out for paving the remaining section of Silversmith Rd.

Concrete caulking has been completed and the pool pump has been replaced.

## **OTHER BUSINESS**

The fall Dumpster Day is scheduled for October 22.

The Flu Vaccine clinic is scheduled for October 11 between 5:30 - 6:30 pm.

President Kishner pointed out that there is an energy credit of \$100 available to those who wish to file an amendment to their 2010 tax return. This is the result of having all garage doors replaced last year. Unfortunately our former accountant never made the Association aware on a timely basis.

There being no additional business the meeting adjourned at 7:30 pm.