

Northfield & Birch Run at Wynne Farms

Annual Meeting

January 27, 2020

1. Roll Call

- 38 households present and 23 proxies -no quorum

2. Proof of notice of meeting

3. Reading of minutes of proceeding Board meeting on 11/11/19

4. Financials/Budget

- income and expense statements
 - Overages in 2019 for insurance, pool contract, landscaping maintenance, natural gas for pool, locks and cameras for pool
 - Dues increase of \$10 a year

5. Unfinished business

- Platinum property wants to purchase 1.8 acres of common area behind Ballyshannon for multi-family townhomes
 - waiting on an official purchase offer and then will go to homeowners for a vote
- Pool windows
 - looking at options for replacements due to style of window

6. New business

- Resident concerns
 - entry towers need roof shingles and paint -Board will look at options
 - contact Omni to report burnt out coach lights as inspections are done during daylight
 - See Board if interested in serving on committees

7. Adjourn 7:30