Birchwood Condominium Association, Ltd.

ANNUAL HOMEOWNERS MEETING MINUTES

November 25, 2025 – 7:00 p.m.

Call to Order: Meeting was called to order by Donna at 7:03 p.m.

Call of Roll and Certification of Notice: 40 owners were present and by proxy. Bernard announced that 67 owners are needed for quorum, so this meeting is informational only.

Proof of Certification of Notice: Certification provided by Bernard.

2024 - 2025 Financial Report: Bernard read through and explained the financial line items for the fiscal year, which is September of 2024 through August of 2025.

Maintenance Report was provided by Donna for the past 12 months:

Building and staining of 16 patio fences on Buildings 3, 5, and 6.

Completed 7 patio fences on Buildings 7, 8, and 9.

Clubhouse exterior updates include replacement of rotten wood, stained entire structure, added new stone veneer, and new exterior lights.

10 new LED pole lights were installed in Phase 1.

Lights were added near Building 4 dumpsters to create a safer environment.

2-bedroom mailboxes were moved to the exterior of their patio fences.

New landscape beds and new trees were added.

Election of open Board positions: Bernard and two volunteers tallied the proxy and in person votes. Debra Ellis, Lou Ann Pitts, and Brad Williams were on the ballot for 2 open positions. Brad Williams and Lou Ann Pitts had the most votes and have 2-year positions on the Board.

Owner Forum Items brought forward:

Create a directory of unit owners with name, address, and contact info for those owners willing to opt in, to build community.

Snow removal from the last snowfall was late and the Contractor didn't get to buildings 3 and 4 sidewalks in a timely manner, as is the priority.

Rules concerning dog size and breed restrictions were discussed at length. Some unit owners say they did not receive or review the rules regarding pets at Birchwood prior to purchasing their condo, which is mandated by the contract.

Future projects include replacing wood trim and staining all trim on buildings 11 - 15 and asphalt sealing in the Spring of 2026.

Scifi will be installing a box outside of every unit owner door sometime soon. It is plastic tubes to carry fiber optic lines to every home in the city. T Mobile service will be fully used for first years, and later other brands will be allowed to provide service as well. It should make for faster and cheaper internet. Thanks to Xander Miller for explaining the background on this to those present.

Adjournment: Meeting adjourned by Donna at 7:58 p.m.

Announcements:

****Owners must get Board approval for all exterior improvements, including windows and doors utilizing the form found in the Clubhouse and on appfolio.**