

Green Branch Ridge Homeowner Association

Annual Meeting Minutes

January 27, 2022

Ed Barron, President called the meeting to order and introduced our first guest speaker, Honorable Russ Ford, Commissioner Precinct Two. Commissioner Ford, who represents our area was very instrumental in the Brazos County Commissioner's Court accepting long-term responsibility for maintenance of our Streets in Phase Four (Center section Green Branch Loop, and Olivia Trail). Key inspections required for the final County approval by County Engineers went missing for a long period, but fortunately the records were restored and processed within a critical time period enabling the approval by Commissioners Court. Otherwise, the Lot Owners would have incurred the financial burden of very expensive repairs. Commissioner Ford spoke to the proposed Interstate Highway 14 and Loop 214 future plans. He said our county population now an estimated 233,000 people. We have 482 miles of county roads to maintain. It costs \$1.4 million to construct a mile of road. He spoke to needs for a Mental Health Facility and a County Medical Examiner.

We are pleased to have our County Sheriff the Honorable Wayne Dickie here to speak, welcome Sheriff Dickie. We have a jail capacity of 1,100 cells, and presently 600 inmates. This past year their office received 200 calls for service, his advice is to lock-up your stuff, especially guns. He emphasized the need for a County Mental Health facility, they receive many calls for help dealing with individuals causing disturbance that have mental issues and no place to house them except Jail Cells, which no wants. The other need is for a County Medical Examiner, presently they have to call for assistance from other counties.

Mr. Jim Beard, the Developer of Green Branch Ridge, updated us on the status of Phase Eight. He shared maps of the new streets and said work is planned to begin this coming year.

Barron reported we have 35 lot owners here this evening, to have a Quorum we need 47 to conduct an official Business Meeting, thus this will not be an official meeting, items can be discussed, but no official actions taken. For the sake of time, I will hit the Highlights of our accomplished this past year, my complete Presidents Report will be on the HOA Website. I want to explain the short notice given for this meeting and the ballots not arriving until a day or two before our meeting was scheduled to begin. Our management company delivered the meeting announcement and ballots on January 06, 2022, but they didn't arrive until a day before this meeting. It is not news that our Postal Service are having problems. The Board extended the deadline for receiving the ballots to February 09, 2022. We will receive your ballots you present today, and at a later date provide the final results of the election.

Association Services, our management company, submitted our annual report to the Secretary of State, and the Internal Revenue Service. They also processed our application for one dollar liability insurance to cover the HOA and our Directors and Officers. The Directors elected officers for the Year, myself as your President, Mr. Bill Creel vice President, Mrs. Lindsay Cravatt, Secretary, and Mr. Cody Waller Treasurer. The Board approved an Annual Budget for 2022 of \$13,000. We ended the year with a balance of \$8,852.00 in Checking and \$20,003.00 in Reserve Saving Account. The Annual Maintenance Charge was increased to \$100.00 per lot, which was approved in the election.

Mr. Jack Gressett gave reported for the Architectural Control Committee, he conducted monthly patrols for detecting and documenting lots with non-compliance of restrictions, reservations, covenants, and conditions contained in the HOA Declarations, we all agreed to obey when we purchased our lots. We have 35 current violations, mostly propane tanks not properly screened, and trailers stored on driveways or lawns, visible from the street. He noted that over the past year about half of the issues were being corrected in a timely manner. The Board developed the rules for implementing the new fine policy you approved, which is beginning to help.

The Board appointed Mr. Melvin Weber and Mr. Anthony Ventanza our Election Monitors.

Hearing no further business, the Chair adjourned the meeting.

Green Branch Ridge HOA 2023 Annual Meeting

President's Report

Welcome to this our second annual meeting, I would like to take a few minutes to highlight accomplishments this past year. First, I would like to recognize our Board of Directors especially the ones whose term is ending and will be going off the Board. Board Members please stand as your name is called. The first five have been involved for the past three years first as the ByLaws Committee, focused on HOA organizational development; constructed By-laws, made changes to the Declarations, re-incorporation with the State under a new name, Green Branch Homeowner Association, and opened a bank account. These same individuals were elected to a two-year term as Board members, Mr. Bryan Reece, Mr. Bill Creel, Mr. Scott Gilliland, Mrs. Lindsay Cravatt, and myself. Mrs. Stephanie Bartenope who served on the Bylaws Committee and one year on the Board, Mr. Cody Waller and Mr. Joe Hegwood both serve this past year on the Board. Give them a big hand of applause. The Board met eleven times during the year, I want to thank all the Board for giving generously of their time, we have the quorum at ever meeting thus conduct all needed business.

I want to also recognize Dr. Michelle Beard here representing the Beard Family Partnership, the developer of our subdivision. Last year at this meeting her father announced plans for adding Phase 8 which is being placed on hold for the time being, not cancelled. We now have 121 lots in this subdivision

The Board approved a 2023 Budget of \$12,000.00. previously announced, no increase in the Annual Maintenance Assessment. As of December 31, 2022 we closed out the year with a balance in Checking account of \$8,852,53 and Saving Account \$20,003.23. Out Treasured will provide details later on the Program.

Last year with has major disruption to election and annual meeting with a 30-day delay in the U.S. Postal Service delivery of the notices, but ended with a very successful well attended meeting, electing all our candidates for the Board and approving all the needed changes to Declaration. We implemented the Real Estate Certificate which insured new homeowners receive much needed information regarding the Declaration and Bylaws, all past assessments, fines are paid, and HOA contact information. The fine policy was developed and implemented, to better protect our property values. Our chair of the Architectural Control Committee will provide more details.

This year our ballots were delivered in more timely manner. The Board appointed election monitors, Mr. Melvin Weber and Anthony Ventanza. They will give a report on ballots received to-date. The final results will come at a later date. Those voting at this meeting get your ballots to the Election Monitors before you leave so they are properly recorded.

We greatly appreciate all the fine work Association Services continue to provide the HOA. They file our annual reports to Secretary of State and Internal Revenue Service. They do all the heavy lifting when it comes to the elections developing the ballot packets, and annual meeting material and mailouts. They make a lot progress collecting the Annual Maintenance Assessments, especially the older delinquent accounts. They do the heavy lifting with mailouts for the annual election and annual meeting. They conducted twelve patrols and all the paperwork to ensure the entire enforcement process is professionally managed. The fine policy is helping to motivate individual compliance. The quality accounting services really helps with managing our financial resources, reporting and record keeping in a

timely manner. They are the contact point for inquiries from title companies for dues and fines owed, pertaining to property closings. They maintain all our records, and financial records and monthly financial and patrol reports. They provide Resale Certificates to agents to ensure new property owners receive HOA Declarations, By-laws, other important information such as non-compliance issues involving the former property owners.

Regarding fines and late fees, it is not our intent to be a financial burden, we all signed on when we purchased our property to abide by our HOA Declarations. If you don't pay the annual assessment after 30 days, all delinquent lot owners are turned over to our attorney for collection. A lien may be attached to your property, and the expense of collection added to your bill, same with fines after a period of non-payment they too go to the attorney for collection. We have the formal appeal process, and option for lot owners to request in writing more time to handle a repair, and contest decisions of our Patrols and Architectural Control Committee.

We had our first and hope to be annual social gathering for the lot owners of Green Branch Ridge. Initially Event Planning Committee had a fish-fry and games planned for July 30, with swimming, fishing, feeding exotic animals and lots of games, but endless 100+ degree weather proved too much heat. The event was post-poned till November 18, 2022 a Tail-Gate affair, kids have fun and lot owners meet your neighbor. Thanks to our talented Committee it was held at the Beard's Place roasted marsh-mellows over Jim's bonfire, Scott cooked hot-dogs, Darlynnne provided a Fall theme photo op for pictures of the kids; over 75 people attended. Many thanks to Lindsay Cravatt, Darlynnne Beard, Scott Gilliland Shannon Waller, and Leslie Springer for a job well done, Thanks to the Beards for their \$350.00 gift and the Cravatts and Wallers for their contributions. You will hear more about this event and what they have planned for 2023 later.

Lindsay Cravatt continues do an excellent job as Communications Coordinator. She keeps the Board informed of all its meeting, there for a while arranged for Zoom meetings, more recently thanks to the kindness of the Beards allowed us to meet at their Events Center. Lindsay encourages all members to provide her with email addresses and phones numbers.

A problem we continue to battle with is lack of building plans, especially new house plans for approval by our Architectural Control Committees. It is so important to catch noncompliance with building restrictions before problems occur. The complaint we hear is the land owner say they have never seen our HOA Declarations didn't know they were required to have ACC approval prior to construction. This year we prepared a list of all our restrictions, reservations, and conditions contained in the Declaration including providing the building plans to the ACC for review. This list was presented to the Developer's Real Estate Agent to place with new lot owners. Later we also developed a list of Building Restrictions for Home Builder and placed these in hands of Builders know to work in this neighborhood, it states Building Plans must be submitted to our ACC prior to construction. We have seen improvement.

In closing I want to say thanks to each of you for your support over the past two years to serve as your president. Robby and I have enjoyed living here the past 20 years. Things have gotten more complicated with the growth, little more formal. It is a great place to live and we enjoy calling it home. Look forward to many good years ahead for GBR and feel confident with the excellent Board coming on for a bright future.