

**Green Branch Ridge HOA Board Meeting**  
**October 9, 2024 - 6:00 PM**  
**Location: Beal Properties Office**  
**3363 University Dr. East, Suite #215**  
**Bryan, TX 77802**

## **Agenda**

- Call meeting to order
- Roll call
- Open Forum - Each resident present may express their concerns for up to five (5) minutes. Speakers must observe proper behavior and rules of decorum. Speakers may not transfer their time to others.
- Review and approve July 31, 2024 Board Meeting minutes including any email votes
- Presentation of Officers, Committee and Management Company Reports
  - Beal Properties - Management Company Reports
  - Presidents Report – Common Area
  - Treasurers Report - Investments
  - Social Committee
  - Architectural Control Committee - ACC activity reporting to BOD
- Annual Meeting Discussion
- Election Process Discussion
- Discussion and possible action on CC&R Review
- By-Laws Changes – Staggered Board terms
- Closed Executive Session \* – Non-Board members will need to leave at this point unless essential for discussion topics.
  - Discussion and possible action on past due annual maintenance charges
  - Discussion and possible action on non-compliance with restrictions
  - Common Area discussion
  - CC&R discussion
  - Any other executive session topics
- Summary of actions resulting from Executive Session
- Other business
- Action Item Review
- Set date, time, and place next Board Meeting
- Adjourn

*\*Per Section 209.0051.(c) - ...closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.*

Homeowners are invited to attend the meeting and observe.

\*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the meeting.

As such, should a homeowner have a specific issue that they would like the Board of Directors to consider, or respond to, you may submit your request to the Management Office @ [greenbranchridge@bealbcs.com](mailto:greenbranchridge@bealbcs.com) no later than **5:00pm on Monday, October 7th**. If approved by the Board of Directors, your matter will be added to the agenda, and you will be provided with an opportunity to address the Board. The Board may also elect to address the matter with you directly.