

Minutes

Green Branch Ridge Preservation Association Board Meeting

February 04, 2021

Attendees: Lindsey Cravatt, Bill Creel, Scott Gilliland, Ed Barron

Ed Barron called the meeting to order and declared a quorum was present, so this would be an official board meeting. Stephanie Bartenope and Bryan Reece neither would be attending, but would be provided a recording of the meeting. A copy of the Meeting Agenda was distributed.

Copies of the minutes were distributed prior to the meeting for review, Ed asked if there were questions, errors, additions, or deletions, hearing none he said the minutes would be approved as submitted.

Next item of business was review of Bid Proposals from Home Owner Association Management Companies. Two companies were given invitation to make a bid, Association Services, and Beal Property Management. Both companies made presentations at our previous Board Meeting. Since the original contact with these two service providers were originally contacted, the Board ^{with} Mr. Beard representing the Beard Family Partnership agreed to combine both the old Phases and the New Phases into One HOA, we sent out a new Bid Request representing 97 Dues Paying Lot Owners, gave a list of services requested and asked the providers to present a bid for a multi-year contract with price escalation the second and third years for inflation, number of lots, changes if any in services rendered. We received only one Bid, for Association Services. Copies of the Bid was presented to each Board Member in advance of this meeting. Mr. Barron asked for a motion to accept the Association Services that includes twelve (12) patrols and the services requested, the Bid was for \$3,888.00 and \$317.50 for set-up the first year of the contract. The second year and third years would be subject to a mutually agreed price as to the items specified. Mr. Creel offered the motion to accept, seconded by Mr. Gilliland. There were four votes to accept and none to deny the offer. Motion Passed.

Next item of the Agenda is a proposal to develop and manage a GBRPA Web-Site by Association Services. After discussion, the Chair called for a motion to decline so made by Bill Creel and second by Lindsey Grevatt, there were four votes to decline, none to accept the proposal, Motion passed to decline the offer.

Next Agenda Item, Ridgecrest Townhouses HOA Fine Policies. Prior to the Meeting the copies of these Polices were provided to the Board Members for review. The Chair asked for comments since this example would be provided to our attorneys as a guide for developing an amendment to GBPRA Declarations. This change to these Declarations were approved by the GBRPA ^{members} in the recent Election. The only comment was a suggestion to not specify specific amount of the fine, ^{leave} that decision to the Board. The chair asked for a Motion to accept this set of policies as an example to our attorney for an amendment to our Declaration as approved by Lot Owners. Wording is to include a fine be implement for lot owners delinquent on the Annual Maintenance Charge. The Chair called for a Motion to amend our Declaration incorporating fine policies, as approved by the GBPA member lot owners. Mrs Cravatt so moved the motion, which was seconded by Mr. Gilliland. The vote was four in favor and ^{no} declines, ^{none against,} motion passed

and late fee

(DNC)
owner of this subdivision will
OK
Next item is HOA and Directors and Officers Liability Insurance. The Chair proposed the HOA and its board members and officers consider ~~its~~ need for liability insurance for their protection given the shift in ownership for Phases 1 thru 5. Presently this liability lies with the Beard Family Partnership. Some question was raised as to the protection offered through this type of policy. Given this Association owns no common property, that reduces its risk. The Chair said he would bring more information on this subject to our next Board Meeting and tabled the subject till next meeting.

Next item on the agenda is the Proposed 2021 Budget for GBRPA. Our Bylaws require the Board develop and present its Annual Budget at the first Association meeting in the year. A draft of the Budget was distributed prior to this meeting. The Chair raised the item for discussion. The proposed budget calls for expenditures of \$10,205.00. An estimate of revenue of \$11,900.00 It also includes a Designated Reserve for legal defense and contingencies of \$22,717.00. Chair called for a motion to accept, motion made by Mr. Gilliland, seconded by Mrs. Cravatt. The vote was four in favor and none against. Item passed.

assist of ownership
Next item on the agenda Real Estate Transfer Fee \$100.00. The Chair said the recent Election established a fee to process transfer lots from one owner to another. This provides copies of Declaration, Bylaws, and information relative to non-compliance and status of payment of Annual Maintenance Fees, Fines and Interest owed the Association. The Floor open for discussion. The Chair call for a motion to approve, so moved by Mr. Creel and second by Mr. Gilliland. The vote was four in favor and none against the motion, motion passed.

Next agenda item was a status report regarding the County accepting ownership of the parts of Green Branch Loop, Olivia Trail, and Juliette Drive. Ms. Banergi, County Engineer, reported the items that needed action have been addressed and waiting on final inspection. Later Mr. Jim Beard reported the Engineering firm he hired to do the final work had completed their work and it now waiting on letter of approval from the County.

The next Board Meeting is scheduled for March 4th, 2021 at 7:00 pm.

This being the last Agenda item and hearing on further business, the Chair adjourned the meeting at 8:30pm.

Edwin H. Bauman, President
Green Branch Ridge Preservation Assoc.
Edwin H. Bauman

Mr. Jim Beard, Managing Partner
Beard Family Partnership

The Beard Family Partnership, owner of GBRPA, approves all items passed by the GBRPA Board. above approved 2