

Minutes

Green Branch Ridge Home Owner Association

April 1,2021

Attendees: Stephanie Bartinope, William Creel, Scott Gilliland, Bryan Reece, and Ed Barron, Chair

Barron called the meeting to order at 7:00 p.m. Given we have a quorum this will be an official Board Meeting. The minutes of the previous meeting were presented for review, corrections and additions, none presented a motion was made by Scott Gilliland, and seconded by Bill, and a unanimous vote received to accept as presented.

Barron asked our attorney Thea Clark for legal opinion as to whether a vote of lot owners was necessary to accept the transfer of ownership of Phases 1-5 (1,3,5) to the Board? She said no, the election was not required, section IV, para. 2 of the Declaration states the only action required is a vote by the Board. Once our Declaration and By-laws were approved and the sale of 80% of the lots in the Five Phases was completed, the transfer could proceed to the Board and Beard Family Partnership for formal approval.

I will ask Mr. Beard to provide the Board with a letter acknowledging the transfer of ownership. The Board will need a formal action to accept the transfer.

The next item of business regards Board adoption of the final draft of the Revised GBRHOA Declaration dated 3.30/2021, a copy was provided to each Board Member prior to this meeting. The Chair asked for a motion to accept the Draft Declaration as presented, motion made by Scott Gilliland, seconded Bill Creel. The Chair asked if there was any discussion regarding the motion, hearing none, a vote was called. The motion to approve the Declaration as presented passed, all voted in favor.

The next item on the agenda was to adopt the final draft of the GBRHOA By-laws dated March 30, 2021, A copy of the final draft was provided to each Board member prior to this meeting. The Chair asked if there was any questions corrections or additions to this final draft, hearing none he called for a motion to accept the final Draft as presented, a motion to accept was presented by Scott Gilliland, seconded by Bill Creel to accept the By-laws as presented. The vote was called by the Chair, and was unanimous in favor of accepting the By-laws.

The official incorporation of the Green Branch Ridge Preservation Association was forfeited in 2005 by the State of Texas due to failure to meet reporting requirements. Given the Doyle Law Firm developed our By-laws and Declarations, the Board previously accepted their offer to develop new Articles of Incorporation under the name of Green Branch Ridge Home Owner Association. We have contracted with the Doyle Law firm to perform this function. We will need the approval of the Board to close out our current Bank account at Prosperity Bank under the old name and open a new account in this new name. The Chair call for a motion, Bill Creel make the motion to close the old account and open a new account in the same bank. The motion was seconded by Scott Gilliland. The vote to accept the motion was unanimous in favor to accept the motion.

The Chair reported our current balance in the HOA checking account is \$23,471. Our 2021 annual maintenance fees have not been collected due to the delays with the above matters of official business.

The chair suggested our next meeting be held again by ZOOM March 6th 2021. Meeting adjourned.