

## Green Branch Ridge Homeowner Association Board Meeting

Board Meeting, July 15, 2021

### Minutes

Attendees: Bill Creel, Lindsay Cravatt, Stephanie Bartenope, Scott Gilliland, Ed Barron, Chair.

Business Meeting formally called to order by the President, and official quota is present.

A review of the minutes was reviewed as previously distributed. No comments, corrections or additions and votes unanimous for approval as presented.

The Chair asked if the members had reviewed the draft of the Newsletter previously distributed giving the membership an update on our accomplishments? Hearing no comments, the Chair asked Lindsey to distribute it via email to all those for which we have addresses and get with Assoc. Services to send by postal service to all the others.

The Chair gave a financial report as of June 30, 2021 as follows Checking account \$4,761.25, Savings account \$20,003.25. The annual Maintenance Charges have been collected on all but 20 lot owners.

Results of our first Patrol of the Neighborhood for non-compliance with our Declaration's Restrictions (CRRs) was conducted by Mr. Jack Gressett, Association Services and Mr. Norman Angle and Ed Barron the latter our two representatives. There were twenty-eight violations recorded. All the violations were approved by both Angle and Barron. Mr. Gressett will send our Courtesy letters to the respective lot owners advising of the non-compliance issues and asking for their help in bringing the issues into compliance.

Stephanie Bartenope asked why the notices were given out prior to Board Review. The two GBRHA representatives of the Architectural Control Committee did give approve the violations permitting Assoc. Services to proceed with distribution of the notices. The first patrol did reveal several items that need clarification from the Board as to whether they should be considered violations and notices sent. It is the Board's function to make those decisions. A detailed listing regarding each notice of violation will be presented to the Board at its next meeting.

The chair presented the list of questions raised as a result of the Patrol for Board determination as to whether these are violations or not. The following were the decisions of the Board regarding each of the issues presented:

Poorly maintained asphalt driveway. The owner will be expected to perform all the repairs to quality standards generally expected for professional in this area and the Board's satisfaction. This includes keeping the surface weed-free.

Culverts under driveways must be 45-degree culvert ends as stated in the Assoc. Declarations.

The only way rocks would be permitted is if mounted in concrete to fully protect the metal ends of culvert.

Mail-boxes in Phase 1-5 must mounted brick or stone columns that match the residence.

Utility trailers, boat trailers, Recreational Vehicles all types may not be parked or stored on the drive way or lawns, unless they are behind a corral-type fence mostly screened from view from the street or screened from street view by buildings or trees. Tall trailers cannot be stored on the property unless they can be screened from view behind buildings or trees not visible from the street. All this is conditioned if the trailer visible to the neighbors do not complain.

Temporary storage (24 hrs.) of boats is permitted to prepare for trip and clean-up afterwards. Recreational Vehicles also may be short-term parked in drives prior to and on return from the trip. Out of town visitors with R.V.s (5 days) are allowed to park in the drive for short stays. At a later date once we have a proper website there maybe a registry for signing in advance of trips.

Brush piles are permitted for temporary use, but must be maintained not a nuisance or cause a habitat for rodents or snakes.

Chickens are not permitted

Food trucks are not permitted. Other commercial vehicles are not permitted, unless the vehicle is used to commute to work and parked on the driveway.

Aggressive dogs must be contained on the property and not pose a risk to the safety and harm to the residents. There can be on fencing in the front of the resident (front line to the residence to the street). An electric fence buried or above ground is not an approved fence.

There will be more discussion at the next Board meeting regarding Patrols.

The next meeting date and time is August 5,2021, begin at 7:00 pm.

Hearing no further business, the meeting was adjourned.