

Minutes of Green Branch Ridge HOA Board September 07,2021

Attendees: Bill Creel, Stephanie Bartenope, Bryan Reese, Lindsay Cravatt, and Ed Barron

Meeting call to order, given we have five members present we have quorum, thus official.

The Chair reviewed minutes of the previous meeting, approved as presented.

The issue of outdoor burning of landscape debris limbs, etc. other than some smoke issues and precautions relative to fire escaping and need to observe burning bans it should be permitted. Those voting in favor include Bill Creel, Stephanie Bartenope, Lindsay Cravatt, Ed Barron, thus passed

Next issue discussed was screening trailers the Declaration states trailers must be screened such as not visible from street or neighbor's yard. This includes parking behind the house, if a corner lot they must be screened (panels of privacy fence or tall shrubs or trees). Same goes for propane tanks and swimming pool equipment. Trailers cannot be parked in driveways or in front of houses.

Boat and Recreational Vehicles if stored on the lot must parked behind the house if a corner lot must be screened. They cannot be stored on driveways they may be parked temporarily on driveways in preparation for a trip and on return from the trip to put away items, clean and/or repair the unit for a reasonable period of time ie 24 hours. The temporary time period can be extended for our-of-town visitors with R.V.s. (one week). The screening requirements was unanimously approved by the Board.

The issue of a review of the non-compliance items detected on the monthly patrols was discusses, and the Board decided in favor of a motion presented by Stephanie and seconded by Lindsey to require Jack Cressatt to present this list for Board Review prior to submitting formal notice to lot owners. The Board voted favor of the motion. Later the Chair visited with Jack and concurred with the condition that the list be returned within two days after delivery of the list to the Board. He has a schedule and time commitment that he has to follow given he has some twenty HOA's he services and many or most require the patrols ever two weeks. Making this work will be a significant challenge. The Board's two Architectural Control Committee members participate on the some of the patrols, they maybe able to do something to facilitate this action.

The next Board meeting is scheduled for October 7th.