

Green Branch Ridge HOA Board Meeting

November 10, 2021

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

Meeting held at the Beard Event Center.

The meeting was called to order by Ed stating that we have a quorum thus a formal business meeting.

Barron distributed minutes of the September and October Board Meetings for review.

The first item of discussion was the subject of when to initiate sending out the first Demand Letters with official notice of fines. Before sending the Demand Letters the members were in agreement that the Transmittal letter, listing of the Fine Policy, and the Summary of the Conditions, Covenants, Reservations, and Restrictions should be sent out in December. They all preferred that the Demand Letters including the notice of potential fines be initiated beginning January the first 2022.

The Chair reported a quote on an insurance policy provided by Beal Insurance for a million-dollars of liability protection for the HOA and the directors and officers is \$1,664.00, this is for a 12-month period and based on 110 lots. The chair asked for motion to approve, so made by Bill seconded by Stephanie and all voted in favor of the motion. The options for added coverage of the entrance sign and cyber security was not included.

The Chair reported on the status of County accepting Long-term Maintenance of the GBR Streets in Phase Four and Five. The County Engineer would not provide and details other than work was in progress and to contact the Developers engineers for details. Later I contacted County Judge Peters office requesting their assistance with getting this matter resolved. Later an official with His office called and said a meeting was scheduled with the County Attorney we would be invited to attend a meeting with all the parties. Mr. Beard also called the same office wanting to attend the meeting.

Regarding the selection of a willing candidate to be named on the 2021 Ballot for the vacant GBR Board seat. The Chair with approval of Scott Gilliland also on the Selection Committee asked Mr. Cody Waller who is currently building a house on Green Meadow, for permission to be on the ballot for that position. He approved. This will be the only name on the ballot for that position unless one comes from the floor during the annual Meeting. At the time on other item is being proposed for the Election. Given no reservations heard regarding the Nomination of Mr. Waller to be listed on the ballot he is approved.

The Chair distributed drafts of Proposed Agenda for the 2022 GBR HOA Annual Meeting, Proposed GBR HOA Budget for 2022, Schedule for 2022 Election and Annual Meeting.

Discussed annual meeting site, Beards offered use of their Events Center, some thought that is generous but preferred to with commercial space to avoid any potential conflicts with the Beards and potential issues with the road construction.

The Chair reported current (Nov. 01,2021) financial status of the HOA bank accounts, Checking \$8,039.95, Money Mkt. \$20,008.27

The date and time of the Annual Meeting set for Thursday January 27, 2022 beginning at 6:30 p.m. The place to be decided.

Speakers the group prefers, our County Commissioner Russ Ford, Sheriff's Office rep. Jim Beard on future development/streets, Assoc. Services on Non-compliance patrols. Officer reports, President, Treasurer, Communications Chair on the Web-site.

The Board extends its thanks to Scott for arranging the meeting place and the refreshments.

Our next Board Meeting set for Wednesday December 15th at Beards Event Center.