

## Green Branch Ridge HOA Board Meeting

### Minutes

May 18, 2022

Attendees: Scott Gilliland, Bill Creel, Cody Waller, Bryan Reece, Ed Barron, Chair Guests: Jim and Darlene Beard

The Chair called the meeting to order and acknowledge we have a Quorum thus this will be an official meeting.

Reviewed the minutes of the April 20, 2022 Board Meeting, hearing no changes, he called for a motion to accept as presented, motion by Reece and second by Waller, motion passed by acclamation.

Mrs. Darlene Beard presented the Board with an offer to use their property for the July Social Gathering of the HOA. She suggested a patriotic theme, a parade for the kids with decorated tricycles, bicycles, etc., adults can decorate their golf carts, and ATVs but not participate in the kid's parade. She offered fishing in one of their ponds for the kids and feeding of the exotics. She offered use of the Events Center if the weather turns unfavorable. The Board thank her and accepted the offer.

Next meeting, we will have a report from the Event Planning Committee.

There was a discussion with Mr. Beard and the Board regarding concerns about the number of lots builders were purchasing in the Subdivision to build spec houses, potential lack of diversity and quality versus the diversity and quality of owner custom homes. Brian Reece given his years of experience here offered some helpful suggestions to Mr. Beard such as setting a limit on number of lots offered to one builder, especially houses with the same house design close to each other on the same street, or possibly those very similar design within sight of each other. There are lots of ways to alter house plans to the change up design to achieve desired diversity.

A question was raised regarding wording in the Declarations regarding time limit set on construction once say a foundation is poured? This will be researched prior to the next meeting.

Cody Waller our finance chair gave an update on the financial status of the HOA as of April 22, 2022. The P&L statement showed our Year-to-Date revenue at \$5,269.48, and expenditures of \$2,838.20. Our balance sheet showed Accounts Receivable of \$5,269.48, which is the amount of annual assessment yet to be collected from lot owners. Our current checking account balance is \$14,900.75, and saving balance is \$20,018.35.

Our Architectural Control Committee reported a total of 16 lot owners not in compliance with the HOA Declarations. Many of items detected in earlier patrols have been resolved and some new ones added. Committee members will meet with Association Services this month to review those cases needing to be addressed with formal Demand letters, which will be presented at the next Board Meeting.

The dated set for the next Board Meeting is June 15<sup>th</sup>.

Hearing no further business the chair asked for motion to adjourn, so made by Reece and seconded by Scott, by acclamation voted to adjourn.