

Green Branch Ridge HOA

Board of Directors, June 15, 2022 Meeting

Minutes

Attendees: Scott Gilliland, Bill Creel, Lindsay Cravatt, Joe Hegwood, Ed Barron, Guest Jim Beard

Meeting called to order by the Chair, who stated we have a quorum thus an official business meeting.

Reviewed minutes of previous meeting, hearing no changes, called for a motion to accept as presented, motion made by Scott, seconded by Joe and approved by acclamation vote.

Mr. Beard raised issue with a builder from out of town new to this subdivision started construction on two houses on Greensboro Pl but has pulled off left material sitting out in weather. He contacted the builder and made it clear we don't approve of leaving projects left half completed. The builder is back and work back in progress.

The chair distributed a list of seven non-compliance cases that have received the first letter some several times but not responded. The Board is asked to approve Association Services proceeding with sending formal Demand Letters to each individual named on the attached list. They will each have 30 days to take corrective action or be fined \$50.00 each. The Chair asked for motion to proceed with these seven Demand Letters, Bill made a motion to proceed with all seven Demand Letters, motion seconded by Joe, and approved by acclamation vote.

The Chair distributed a draft Notice for Home Builders of Building Requirements contained in our HOA Declarations. This is summary of restrictions and requirements specific to construction, whereas the one developed previous was for lot owners covering these and other responsibilities specific for lot owners. The Chair asked for comments, hearing none he asked for a motion to accept as presented. Motion to accept submitted by Joe, seconded by Lindsay, and accepted by acclamation vote.

The next item on the agenda is a report from the chair of July Event Planning Committee, Lindsay Cravatt. She distributed a Flier to be handed out to each residence it invites neighbors to attend our first social event for this neighborhood on July 30th from 6-9pm includes a fish-fry fun for kids fishing feeding exotics, swimming and games. A time to visit with your neighbors. It will be held at the Beard's residence; she distributed a map showing location of activities. Lindsay has done an excellent job of planning for this event. The Chair asked for approval the plans for the event as presented, motion to approve by Scott, second by Lindsay, approved by acclamation vote.

The chair asked the Board to approval funding for the Event not to exceed \$2,000.00 motion to approve by Bill, second by Scott, passed by acclamation vote.

Given all the time and effort going into the July Social for the neighborhood, there will not be a July Board Meeting, our next Board Meeting will be August 10th at 6:00 pm.

Other Business, hearing none, the chair asked for motion to adjourn, motion by Joe, second by Bill, approved by all adjourned.