

Green Branch Ridge HOA Board Meeting

Minutes

August 10, 2022

Attendees: Scott Gilliland, Bill Creel, Ed Barron, Joe Hegwood, 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 June 09, 2022 Board Meeting, hearing no changes, he called for a motion to accept as presented, motion by Scott Gilliland and second by Joe Hegwood, motion passed by acclamation.

Barron reviewed the January to June 2022 P&L statement Total Income \$13,762.44, total expenses \$3,451.39, net income \$10,311.05. Balance Sheet as of August 10, 2022 Checking \$14,377.47, Savings balance \$20,018.35. Accounts receivable \$5,051.86. Total assets \$30,447.88. A&R assessments over 90 days due \$5,023.56 plus \$29.30 1-90 days. Joe requested we require Assoc. Services provide both statements for same time period.

Chair presented list of lot owners who according to HOA Fine Policy are not in compliance with our Declarations and have received two or more courtesy notices with no response now to receive the first Fine Notice if corrective action is not taken within 30 days of notice. The Chair called for review of the list. Diem according to Scott has replaced the screen on his propane tank and job well done. His name is removed from the list. Joe asked to be allowed to make an on the ground check to see if the issues still exist. The chair called on a motion to proceed with the official notice subject to Joe's review. Motion to proceed by Joe, second by Scott, approved by acclamation vote.

Chair presented list of lot owners two years in arrears of HOA Annual Maintenance Charges. There are 12 lot owners on the list to receive Certified Letter giving them 30 days to pay the debt, or be turned over to our Attorney to collect. All the owners on the list have received two or more courtesy letters regarding the debt. Motion by Scott and seconded by Joe to proceed with the letters, motion carried by acclamation vote.

The Board by phone approved the cancelling of the proposed July Social Gathering of the Lot Owners and family due to extreme heat and drought. The board will leave it up to the Event Planning Committee to set a new date this Fall for the Event.

The Chair presented a Builders Agreement from Dominion HOA a San Antonio development. After discussion it was decided we would continue to research the subject hopefully find one locally.

Jack Gressett, Association Services distributed to board members notice from the State of change to HOA Declarations requiring the permitting of fences in front yards. We will need to Amend our Declarations and establish our requirements so the fences don't adversely impact property values.?

Chair we need set date time and place of our October Board Meeting, how about Oct 5th, Beards, 6:00pm?

Hearing no further business, meeting Adjourn.