

## Green Branch Ridge HOA Board Meeting

### Minutes

September 09,2022

Attendees: Bill Creel, Ed Barron, Joe Hegwood, Chair Guests: Darlynn Beard

The Chair called the meeting to order and acknowledge we do not have a Quorum thus this will not be an official meeting.

Reviewed the minutes of the August 10,2022 Board Meeting, hearing no changes, he called for a motion to accept the minutes as presented, motion by Joe Hegwood, second by Bill Creel, motion passed by acclamation.

Barron reviewed the January to August 2022 P&L statement: Total Income \$13,830.84, total expenses \$4,346.72, net income \$9,484.12. Balance Sheet as of August 31, 2022 Checking \$13,551.04, Savings balance \$20,018.35. Accounts receivable \$5,351.86. Total assets \$38,921.25, liabilities \$368.90. Attached are the complete reports, no A&R report.

Chair reported a question received from a perspective lot buyer does the HOA declarations allow for weekend or gameday rentals. I reported our Declarations do not allow for rentals of any kind. Darlynn commented they has previously operated a bed and breakfast it didn't go well and she wouldn't recommend weekend rentals. This is an item we might need legal advice to make our Declarations clearer on this point. This is the time the Board needs to begin making decisions as to what Amendments we want to but before the lot owners at the upcoming Election. At our last meeting we discussed the need to address new state requirements regarding fences in the front yards. We will need to develop specifics at to what would be an approved fence. We also need to decide if we are going to include the Builder Agreement, if so, develop a draft and the need for more input. Earlier we decided to make the Board Term this next election some for one year only others two years. Following elections all terms would be two years.

Fall Retreat for Lot Owners, Darlynn will be on vacation now till September 19<sup>th</sup>, She also said for planning purposes the Events Center will be available October 8 or 9<sup>th</sup> and November 19<sup>th</sup>. Lindsay's Planning Committee will need to decide which date will work best for the Fall Gathering.

The Chair will be naming a Nominations Committee to develop a slate of nominees for Director position to list on the coming Ballot. We need to put out notice on the Web-site if those who are interested in becoming a Board Member, please contact one of the Board Members. Other items regarding preparation for the elections, develop budget for 2023, annual maintenance charge increase if any, and given the huge time lag with mail service ballots need to go our by mid-Nov. We need the results in by January 1<sup>st</sup> 2023.

Our next Board Meeting is set for October 12<sup>th</sup>, 2022 at 6:00 p.m. at the Beards Event Center. We moved it to the second Wednesday to give Association Services more time for the compiling the financials.

Hearing no more new or old business the Chair called for motion to adjourn, Motion by Bill, second by Joe, approved by acclamation vote.