

Minutes Green Branch Ridge October 6, 2012 Board Meeting

Attendees: Bill Creel, Bryan Reese, Scott Gilliland, Stephanie Bartenope, Lindsay Cravatt, Norman Angel, Ed Barron

Meeting was called to order by Bill Creel.

Bill opened the meeting regarding future leadership of the Board given Ed Barron's September 17th Resignation Letter. Bill expressed the desire of the Board for Ed to retract his resignation given the burden it places on the Board to form new leadership at the point in time. Ed expressed his willingness to continue his position as member of the Board and President as well as continuing with the Architectural Control Committee. The resignation came at a stressful period and the magnitude of time and effort to carry out all my various commitments.

Barron stated that we need to give priority to preparation for the Annual Meeting in January. We must abide to the time schedule and official duties laid out in the Declarations and Bylaws for the business meeting. We must name a nominating committee, prepare for an election that will conclude at that meeting, develop a budget and send it to all lot owners, set a meeting date, invite speakers such as our County Commissioner, and reserve a meeting place.

Barron reminded the group we still have not sent out the newsletter drafted previously.

Need to determine status of County approval of certain Subdivision Streets (Olivia Trail, Juliette, parts of Green Branch Loop).

We talked about setting up a Special Meeting on a Saturday morning for a thorough review of our CCRR's contained in the Declarations is familiarize the Board with its enforcement responsibilities and plan for a consistent and fair execution of policies with all lot owners in addressing non-compliance issues. No date was set.

The Board decided to produce a letter to lot owners regarding importance of all lot owners address non-compliance issues on their lot in a voluntary manner. Urging everyone to do their part in making our neighborhood a place to be proud of and enjoy increasing property values. There will be two attachments; one a brief description of the conditions, covenants, restrictions, and reservations contained in the Declaration, second an explanation of the lot owner's rights with regard to request for time extensions to cure violation, and the fine policy. This information will be made available to the Beard's real estate agent for putting in the hands of lot buyers. And to make available to builders.

Jack is to be advised to hold back on sending Demand Letters until such time all lot owners receive the above information.

The Board agreed that tanks, pool equipment, and trailers must be screened from street including side streets for those with corner lots. Parking trailer or installing this equipment behind the house maybe adequate screen, but not with a corner lot. Screening means not visible from any part of the lot. The use of privacy panel such as available at building supply stores. If painted must match house. That is just a suggestion. Owner must make a legitimate effort.

Next meeting scheduled for Wednesday November 10th again meeting at Beard's Event Facility.

Meeting was adjourned.