

Green Branch Ridge

HOA Board Meeting Minutes

October 12, 2022

Attendees: Joe Hegwood, Lindsay Cravatt, Cody Waller, Bill Creel, Ed Barron, Guest: Darlynn Beard

Barron called the meeting to order and announced we have a Quorum.

Given the minutes of the September Board Minutes were mailed out in advance to this meeting, he asked if there were any questions or additions, hearing none the minutes were approved as presented.

Next item concerns approval of a list of eight (8) lot owners listed on the attached, who are two years in arrears for not paying the annual HOA Maintenance Charge. It's been more than 30 days since they each received a reminder of fees past due, thus subject to a twenty-five (\$25.00) dollar charge. Do we have a motion to impose this fee on each of the listed lot owners? Mr. Creel so moved, seconded by Mr. Hegwood, approved by acclamation vote.

The Chair provided a list of three lot owners (the lots on the attached list colored in orange) who according to our Architectural Control Committee (ACC) have not corrected violations of HOA Declarations some thirty days after being provided by Certified Letters stating they each have 30 days to correct the deficiency or be fined fifty (\$50,00) dollars. The three individuals include Davidhzar 8806 Green Branch Loop, Garney at 6400 Olivia Trail, and Bartenope at 6423 Olivia Trail. Do I have a motion to proceed with the fine notice to these lot owners? Mr. Creel so moved; motion seconded by Mr. Waller, and passed by acclamation vote. Another lot owner Mr. Rodell, at 8689 Green Branch Loop, was submitted for the above notice the patrol found a generator not adequately screened; however, Board member requested it be further reviewed, the finding of the Board was the item was sufficiently screened thus no further action needed.

The Chair presented I list of lot owners (see attached list of lots colored in Blue) 8527 Green Branch Loop (GBL), 8528 GBL, and 8559 GBL, and 7942 Stiteler who the ACC recommends they be sent by Certified Mail notice given they have not corrected, based the most recent patrol (10/05/22), non-compliance issues after previously been so notified, now be officially notified they have 30 days to comply or be fined \$50.00, do we have a motion to proceed? So moved by Mr. Hegwood, seconded by Mr. Creel, passed by acclamation vote.

The Chair presented the attached Schedule of actions and deadlines needed to develop and conduct the election for amendments to the Declaration and Directors of the Board. We also will need to prepare a budget for the coming year and approve the Annual Maintenance Charge to be sent to all lot owners. We will also need to mail out ballots and notices of the annual meeting according to deadlines contained in the HOA Declarations and Bylaws. The meeting site will be same as last year, the Premier Best Western Austin Colony Parkway. Date of the meeting Thursday January 19, 2022.

Mrs. Cravatt gave an update on the HOA Social Gathering, the new date is set for November 20th, at the Beards place, the format will be "Tail-Gate" and hot dogs served. The goal, make it informal and focus meeting with your neighbors. Mrs. Cravatt will place the information on the HOA internet. We want to thank the Committee for pulling all this together.

The Chair appointed Mr. Hegwood to chair the Nominating Committee, all Board Members will participate on the Committee. A notice will be placed on the HOA Website, and signs placed on entrance streets advising lot owners we are accepting nominations for board members.

Mr. Waller will chair the budget committee with Mr. Hegwood and Ed Barron assisting preparation of the 2023 HOA budget and propose the annual maintenance charge.

Our next Board Meeting is scheduled for ¹Nov. 8, 2022 6:00pm Beards. Hearing no further business, this meeting is adjourned.

TUES.