

Green Branch Ridge HOA Board Meeting

Minutes November 08, 2022 Meeting

Attendees: Bryan Reece, Bill Creel, Cory Waller, Joe Hegwood, Lindsay Cravatt, Ed Barron, Chair, Ex Officio Darlyne Beard

Barron called the meeting to order and announced we have a quorum thus this is an official business meeting.

The Treasurer distributed October 2022 financial statement, and summarized as follows: P&L Gross Profit \$14,843., Total Expenditures \$7,330., Net Income \$7,512, Checking Account balance \$13,776., Saving \$20,334., A&R Summary we have owed \$2,594, six lot owners owe for two years, thirteen owe for one year. Compared to where we started the year being owed \$7,388 (3/20/22).

Barron distributed the Minutes of the October 12, 2022 meeting, copies sent to all members prior to this meeting for review, hearing no revisions, the minutes were approved as presented by acclamation vote.

The Budget Committee included Cory, Joe and Ed presented the draft 2023 Budget totaling \$11,850 in projected expenditures versus Receipts of and anticipated \$12,000, from the Annual Maintenance Charge to lot owners. Do we have a motion to approve the budget as submitted, so moved by Bryan Reese, seconded by Lindsay Cravatt, motion based by acclamation vote.

The Chair stated that the projected budget was well within the anticipated revenue projected for 2023. He recommended the Board leave the Annual Maintenance Charge at \$100.00 per lot owner per year, the current rate. Do we have a motion to that affect, so moved by Joe Hegwood and seconded by Bill Creel, motion passed by acclamation vote.

Next item on the agenda are nominees for the vacant board positions, 2023-2024 term, Mr. Joe Hegwood the Committee Chair, he distributed six (6) nominees for the Ballot Lindsay Cravatt, Joe Hegwood, Kevin Limmer, Justin Manning, Wade Zimmer, and Julie Diem along with their Profiles. Barron asked for inputs, all were favorable and he called for motion to accept, so moved by Mr. Bryan Reese, second by Lindsay Cravatt, motion passed by acclamation vote.

Barron speaking for the Architectural Control Committee, presented the November Patrol results for non-compliance with HOA Declarations. The attached report identifies lot owners to receive official Demand letters stating they have 30 days to correct the non-compliance issue or be fined \$50.00, these are Certified Letters that cost HOA \$25.00 per letter. Are there objections to proceeding with these notices? Hearing none we will proceed accordingly.

The next category of violations are lot owners who have not responded 30 days after receiving a Demand Letter and now will be invoiced \$50.00. They will be given another 30 days to comply or be fined an additional \$100.00, if the issue is not corrected in the allotted time. These lot owners are listed on the attached report.

The Demand letters are by Certified Mail, subsequent violation letters and fine invoices, should the lot owner continue in non-compliance, are regular mail, unless the Board directs otherwise.

The Board will continue to receive the monthly Patrol reports and notices of fines levied against lot owners. Board action is not required once the Demand Letter goes out, actions taken afterwards are requirements of the official HOA Fine Policy.

Barron presented the question as to whether we include items in the upcoming election for Amendments to the HOA Declarations. These are the items for consideration. Most of our Board Director positions come up for election at the same time, thus not much carryover experience in the next Board. Question do we as a Board want establish policy that would stagger the terms, some with one year, others with two years to get on a cycle, with half of the members going off at one time. The decision was no for now.

At our previous meeting we discussed implementation of a policy to establish a Builder Agreement Program to gain more control over the quality of home building. This is being placed on hold for now, given Beard Family Partnership, our subdivision builder, is placing further expansion on hold for at least a year.

There has been issue with the definition in the Declarations as to interpretation of the extent of brick or stone being enforced, and interpretation of what constitutes masonry products. It was the Boards decision that brick or stone were the only masonry products permitted relative to the 60 percent rule, not concrete/fiber board. This is an aesthetic issue. Siding may include a variety of exterior sheathing products cement/fiber board, lumber, plywood/OSB with or without an overlay of vinyl. The 60% exterior (excluding window, door or similar openings) rule for siding is sufficient to cover the intent for how much of the product is needed to meet the requirements. The masonry may be full length walls, wainscot or a combination, but collective meet the 60 % Rule. The Board determined the Architectural Control Committee has all the power it needs to ensure the options available will yield the quality and aesthetics expected.

Another issue pertains to the State requirement to allow fences in the front yards, the concern was the potential for decline in property values due to unsightly fences. The Board felt the authority given to the Architectural Control Committee for all fencing is sufficient to fully protect our property values.

The final item for discussion involves the cover sheet on our consolidated Declaration, it states included is phase I, III, IV and 6 thru 10. The question is where is II and V? They are included in the Supplemented Amendments, phase two is in the First Amendment and five in the Second Amendment. All phases are directed to the Covenants, Conditions, Reservations and Restrictions in Phase One. The only variation is the mail boxes in phases 6-10 are community boxes. The front set-backs can vary, so check the proper Amendment. The Board did not recommend any of the above changes be on the 2023 Ballot for changes to the Declarations.

Lindsay gave an update on the HOA Gathering planned for November 20th to be held on the Beard Property. It will be a Tail-gate affair, with hot dogs and chips provided affair with games for the kids, roasting marsh mellows, pumpkin rolling, decorating bikes, lawn games and feeding the deer. She expects about 120 guests. We want to thank the entire committee, Lindsay, Darlynnne, Shannon Waller, Scott Gilliland, and Leslie Springer for all their efforts in planning this event.

The next Board Meeting is scheduled for December 14th at 6:00 pm site to be announced.

Meeting adjourned