

Green Branch Ridge HOA Board Meeting

Minutes

December 14, 2022

Attendees: Lindsay Cravatt, Bill Creel, Joe Hegwood, Ed Barron, Chair

Barron called the meeting to order, given we have quorum, this will be an official Business Meeting.

The minutes of the November 08, 2022 were distributed earlier, are there any changes, hearing none do we have a motion to accept as presented, so moved by Lindsay, seconded by Bill and approved by acclamation vote.

Barron reviewed the financial statements for November that also were distributed earlier. In summary from the P&L Statement year to date: Income totaled \$ 14, 754.09 Expenses \$7,792.14, Net Income \$6.901.95. which includes \$2,000.00 Carried over from last year as a buffer. The Balance Sheet Checking \$13, 763.40, Accounts Receivable \$2, 377.34, and Saving Account \$20,033.78. The A&R aging lot owners who have not paid the annual assessments 2+ years owe \$1,666.76, and those owing for last year \$876.28. We are making progress in collecting, still have a way to go. Lindsay suggested Tiffany sent all the reports to Directors at our web site directors greenbranchhoa@gmail.com

Tiffany with Association Services suggested given we are near years end and getting ready to turn over delinquent lot owners, owing for 2+ years, we might hold off till late February given the same owners likely will not pay year three as well, could save on attorney expense for collecting thus be a saving for all involved. Do we have a motion to hold off on collecting till late February, so moved by Joe, seconded by Bill and passed by acclamation vote.

Barron distributed a letter received from Association Serviced stating that some organizational changes were being make, Jack Gressett would be stepping down with many of his duties and Tiffany York would assume leadership duties. They would be taking on additional staff adding Lauren Lloyd, and relocating the office. All happening after the first of the year. There would some increases in the costs of services beginning January 1, 2023. I estimated the changes to GBR HOA 2023 Budget former approved to total \$74.00. This includes \$374.00 increase from Association Services and a \$99.00 increase for postage and \$300.00 decrease in Utilities based on our more recent actual expenses. Do we have a motion to approve the amended 2023 Budget so moved by Bill, seconded by Joe, motion passed. Prior to the meeting I discussed this with both Scott and Cody both approved adjusting the 2023 budget for these changes.

The chair presented the results of the December Patrol for lots with Non-compliance issues, there were 24 listed issues. Three of which should receive the first fine notice. At the January Board Meeting three will receive their first fine notice and given 30 days to comply or be fined, this is the Certified Letter.

8785 Green Branch Lp. Needs concrete culvert ends, 6434 Juliette Trailer and lack of concrete culvert ends, 9166 Green Branch Lp. Trailer. Seven lot owners have not corrected the issue and 30 days have expired they will be given the \$50.00 fine and given another 30 days to comply or be fined an additional \$100.00 fine.

Barron raised some questions as to why some violations are not listed, three lots have building under construction yet we have no building plans. One lot on Juliette has a mailbox that has not been in compliance for several years, and four lots have not been mowed all summer. Joe asked to meet with Tiffany to discuss the issue more regarding the lack of building plans and what can be done with regard to the 60 % masonry requirement.

Lindsay gave a report on the November Social of our Association, seventh-five in attendance. The Beards hosted the affair at their farm, Darlyne provided a beautiful Fall photo scene for taking pictures, Scott Gilliland cooked hot dogs, children played games and roasted marsh-mellows (smores) on a bonfire Jim provided and helped the children feed the deer. Lots of fun for all, thanks to Lindsay who coordinated the event developed and distributed a very nice flyer. Thanks to all the committee members Darlyne, Scott, Shannon Waller, and Leslie Springer. Thanks to Beards for contributing \$350.00 and contributions by the Wallers and Cravatts. Lindsay reported an Easter Social is planned for April 2 at 3:00-5:00 pm. There will be an easter egg hunt for the kids and food maybe fish-fry.

The Chair distributed a letter from Jack Gressett, Assoc. Services stating rate increases for 2023. Association Services is undergoing organizational changes coming January 2023. Jack will be stepping back from many of his duties and hiring Lauren Lloyd to assist Tiffany York who will take over many of the duties formerly done by Jack. The office will be relocated to the Energy Building located corner Southwest Parkway and Anderson in College Station. Assoc. Service fees will be increased totaling \$374.00. These will be off-set due to changes in utilities and postage totaling \$200.00, for a total 2023 budget change of \$75.00. The Chair asked for a motion to amend the 2023 Budget to reflect these changes, so moved by Bill, seconded by Joe, passed by acclamation vote. Barron said both Scott and Cody also approved the budget change.

Chair presented two nominees for Election Monitors 2023 Election Process, Melvin Weber and Anthony Ventanza, do we have a motion to accept, so made by Joe and seconded by Bill, approved by acclamation vote.

The Chair shared a recommendation from Tiffany York regarding hiring an attorney to assist in the collection of past due annual maintenance assessments for four lot owners two years past due. Given we are weeks away in invoicing for 2023 assessments, and the same four will likely not pay their 2023 assessments; therefore, wait on hiring the attorney another 4 to 6 weeks and include the additional assessments if needed, thus save future collection fees? Do we have a motion to delay hiring the attorney until we know the status of these four lot owners, so moved by Joe and seconded by Bill, motion passed by acclamation vote.

The next Board Meeting will need be scheduled in February to elect officers for 2023. Joe make a motion hold the meeting on February 7th, seconded by Bill, and approved by acclamation vote.

Hearing no further business the Chair adjourned the meeting.