

**North Brandon Shores
Homeowners Association, Inc.**

2014 Annual Meeting Minutes

April 29, 2014

- I. **Call to order**
Allen Roberts called to order the regular meeting of the North Brandon Shores HOA at 7:00 pm on April 29, 2014, in the banquet hall of the First Baptist Church of Brandon, MS.
- II. **Roll call**
Allen Roberts verified we had enough proxies and members present for the quorum needed to conduct the meeting. There were 28 people and 14 proxies when the meeting began. However, the final count was 44 (30 members and 14 proxies).
- III. **Approval of minutes from last meeting**
Due to the City of Brandon 8:00 curfew we passed out a copy of the minutes as member arrived and asked them to read the minutes to save time. The minutes were approved as read. (Rusty Stephens moved, Taylor Wood seconded)
- IV. **Routine issues**
- a) **Treasurer's Report**- Taylor Wood reviewed the expenses We kept the same budgeted items. Reported a good job was done on the collection of late/nonpayment of assessments and late fees (50.00 to 100.00).
 - b) **2013-2014 Proposed Budget**- Taylor Wood reviewed the proposed budget that was in the handouts. Said a 2% increase was added from last year. Does not feel there will be a need for a special assessment at this time. We added bush hogging and attorney fees due to the new development going in near the front of NBE. Taylor also talked about the need to keep the upgrade for the pool on the budget. The pool will need to be resurfaced very soon. Taylor asked to approve the budget. Rusty Stephens made a motion and Harvey Dallas seconded. The budget was approved.
 - c) **Lake Committee Report**-Allen Roberts reports that Southern Pond Management reports everything looks normal- recommendations are to reduce the number of largemouth bass and crappie and improve the conditions for the production of forage by enhancing the fertility level and strongly encourages feeding the fish. Other recommendations are:
 - Largemouth bass (16" and less) should be harvested, up to 15/person/day.
 - Bluegill harvest should be limited to 10/person/day
 - All crappie caught should be harvested
 - Herbicide should be applied to control vegetation in spring 2014.
 - Conduct an electrofishing balance assessment one year from date of report.

Allen encourages everyone on the lake to apply herbicides to reduce weed growth. He says that Brian Davidson usually handles the purchasing of the herbicides for the association and members could talk with Brian about purchasing for them as well, the member will be responsible for the cost of the herbicides for their personal use. A pdf copy of the lake report will be placed on the website for anyone who wished to view the report.

Kenny Saranthus- owns the island and asked about the rules for having 2 goats on the island- they are eating the vegetation and keeping it clean.

- d) **Nominations and Vote for Board of Directors-** Allen Roberts will be rolling off the board and introduces James O'Neil as a member who is willing to serve on the board. Allen asked to approve James O'Neil, Harvey Dallas moved and Taylor Wood seconded. James O'Neil was approved.
Allen spoke about serving on the board- he strongly encourages everyone to volunteer on committees. If we do not get members involved on board and committees, it will be the same people serving over and over and will eventually push towards a management company. Allen strongly encourages a management company. It will help with the relationships between neighbors and the board members.
 - e) **Clubhouse/Pool-** Allen talked about being proactive with maintaining the clubhouse and pool. That these are major expenses and need to be maintained regularly. The surface of the pool needs resurfacing and the clubhouse needs a coat of paint as well as the landscaping around the area needs much needed attention. Jeff Murrah asked what the cost is to rent the clubhouse and how many times it had been rented this past year – Taylor said the cost is \$ 75.00 and it was rented 7 times. Allen mentioned moving the Annual meeting to the clubhouse – however space would be an issue but we could put up tents- we would most likely get better numbers to attend the meeting if we had the meeting at the club house.
 - f) **Landscape/Maintenance-** Allen asked what everyone thought of the new sign at the front entrance- everyone liked it- better than the old one. He talked about the Ridge getting it done- that we told them we could not afford to help with the cost at this time. But we may need to think about setting aside some funds for the front entrance- the shores are wanting to do new landscaping.
 - g) **Architectural Report-** Harvey Dallas said he would like help with the Architectural committee- currently he is the only one serving on the committee. He asks for sets of plans and makes sure the square footage meets requirements. He would like help with making sure silt fences are used during construction. If members see where silt fences are not being used to please contact him or another board member.
- V. **Recognitions-** Allen recognizes the member serving on the board and other committees. Serving on a board or committee is not that time consuming but is very important for the neighborhood. He recognizes and thanks Anse for the great job he does for us. Rusty recognizes Anse and his wife for walking and carrying a bag to pick up trash on the sides of the road while walking. Anse recognizes Allen for his service on the board.

VI. **Other/New business-**

- a) Kenny Saranthus – asked about building a bridge to the island. Allen said this was discussed in the past about putting a deck on the island- it would have to be approved by the Architectural committee- he also said Harvey needed people to serve on the committee with him. Harvey asked Kenny to get him some pictures or ideas for the bridge then give him a call. Kenny said he would not mind some help/suggestions for the design of the bridge. He and Harvey will need to meet and look at covenants.
- b) Harvey has taken on getting an architect to design a few ideas for an entrance to the shores. He would like to see an entrance letting you know you are in North Brandon Shores.
- c) Harvey and others would like for everyone to obey the leash law. He and other members are tired of dogs getting into everyone's garbage and roaming the neighborhood. There are kids that are afraid of dogs and one child was bitten by a dog. It was asked if a call could be made to have dogs picked up and Allen said that each person needs to call animal control and they will bring out a trap to put out on your property. He also talks about the firing of guns in the neighborhood. There are children outside playing and no one should be firing guns. If you hear a gun being fired need to call the sheriff.
- d) Jeff Murrah- suggest a fishing tournament and fish fry at the clubhouse to get to know the neighbors.
- e) Concerns were raised about the grassing of the yards and areas around the entrance and what could be done about it. It was suggested to use security cameras but was asked who would be responsible to keep an eye on the cameras and monitor them. If anyone sees someone grassing, please contact a board member.
- f) Audit committee needs a couple of volunteers. Need 2 sets of eyes- does not have to be accountants. If interested, please call Taylor Wood – would prefer a non-board member.

VII. **Adjournment-** Allen thanks everyone for coming out- if any questions were not discussed please contact a board member. If you would like to serve on a committee, please contact the board. All board members are listed on the website with contact information. Allen made a motion to adjourn meeting, Harvey seconded and meeting was adjourned.