

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

**2015 Annual Meeting Minutes**

April 28, 2015

- I. **Call to order**  
Rusty Stephens called to order the regular meeting of the North Brandon Shores HOA at 7:00 pm on April 28, 2015, in the North Brandon Clubhouse.
- II. **Roll call**  
Rusty Stephens verified we had enough proxies and members present for the quorum needed to conduct the meeting. There were 30 Homeowners and 10 proxies.
- III. **Approval of minutes from last meeting**  
The minutes were handed out to the homeowners upon arrival and read by the homeowners. The minutes were approved as read. (Tylor Wood moved and Harvey Dallas seconded)
- IV. **Routine issues**
- a. **Lake Committee report-** Scott Kirk joined us giving his report- that there was very little change in the overall fish population. However, the length frequency for the largemouth bass shows a larger average bass this year. It is also evident that the crappie spawned 2 years ago by the large number of 6-7 in crappie they sampled. It is important that the crappie is harvested when caught. They are competing with the bass for forage.
- Management Recommendations:
- i. Maintain the current fertilization regime
  - ii. Intensify the current supplemental feeding regime
  - iii. Largemouth bass (16" and less) harvest should be limited to 15/person/day
  - iv. Bluegill harvest should be limited to 10/person/day
  - v. All crappie caught should be harvested
  - vi. Apply herbicide to control aquatic vegetation in Summer 2015
  - vii. Conduct an electrofishing balance assessment (Annual Eval) roughly one year from today.
- The complete copy of the Management plan for the lake can be found on the Shores website.
- A question was asked about Beavers and he said that the beavers are not a problem for the fish population.

- b. **Treasurer's Report**-Taylor Wood reviewed the expenses. We kept the same budgeted items. Reported collections of the late/nonpayment of assessments and late fees is the lowest it has been- we collected all assessments but 4.
- c. **2015-2016 Proposed Budget**- Taylor Wood reviewed the proposed budget that was in the handouts. We rolled over the attorney fees and bush hogging of the levee and cutting the flat area around the levee. Taylor talked about the utilities we share with the Ridge. Anse asked him to clarify what we are responsible for. Taylor said that we will be glad to pay the Ridge for our part of utilities when the proper documentation is provided to us. Ken Faulkner ask about the project on the back side of the pool where the flag stone is. Taylor said that is in the budget and will be done as soon as the weather permits. We have also included the resurfacing of the pool prior to the pool opening
- d. **Nominations and Vote for Board of Directors**- Rusty Stephens reports that Ken Faulkner and Taylor Wood will be rolling off the board this year and Introduces Hugh Fleming and Ken Caraway as members who are willing to serve on the board. Rusty asked to approve Hugh Fleming and Ken Caraway Anse so moved and Harvey second the motion. Hugh Fleming and Ken Caraway were approved.
- e. **Clubhouse/Pool**- Rusty talked about the maintenance of the clubhouse and landscaping. The we need to keep it maintained so it will continue to be used. That we received 1200.00 in rental fees for the clubhouse. Sheetrock work in a few places on the ceiling and fresh paint/cleaning inside the clubhouse Pool resurfacing and flagstone replacement with brushed cement and drainage problem addressed.  
Karen Davidson also reported that the club house needed a new vacuum cleaner.
- f. **Architectural Report**- Harvey Dallas talks about the use of silt fences while building. They are making sure that the landscape adheres to the minim requirements and outbuilding have to resemble the home.

- V. **Recognitions**- Rusty thanks Taylor Wood for serving on the board for 3 years and doing a great job serving a treasure.  
He also thanked Ken Faulkner for his service on the board. That with is very pointed and wise opinions and his invaluable knowledge and time spent on the dam.  
Also recognized **Anse and Linda** for the helping keep the neighborhood clean by picking up garbage on the side of the roads while walking.  
Rusty also recognized **Kim Mcchullah and Jennifer Aniston** for their wiliness and time spent on the audit. Anse recognized the board.

VI. **Other/New business**-

- a) Rusty talks about improvements to the pool and club house. The surface of the pool needs to be redone. He is meeting with gentleman about plastering the pool. He asks everyone's opinion of vinyl liner vs plaster. Hugh Fleming felt that the vinyl liner would not be as durable as the plaster and Karen Davidson also mention the look of the pool would not be a nice. Rust states that he would like to have it done prior to the pool opening June 1. He asked if anyone has a problem doing it now or wait until fall. Ken Faulkner suggested we do both projects at the same time. Karen asked to be sure that they stay on time.

- b) Painting of the club house- it was agreed that it needed to be painted and cleaned. We stated we thought that it should be a neighborhood effort instead of hiring someone.
- c) Rusty talks about putting up the chain to the left of the gate going to the boat ramp. That a truck had gone in through that opening and grassed the flat areas.
- d) Jungling is putting the subdivision in 100 acres will have the same or more restrictive convonence as the Ridge.
- e) 2 tracks have been quick claim deeded to North Brandon Shores. One by the clubhouse and the other between Fletcher and Crain on North Brandon Blvd.
- f) Harvey reminded everyone all boats are to have stickers.
- g) Harvey said that its summer time and 4-wheelers will be out. Reminding everyone that the Sherri said if they catch any on the streets they will confiscate the 4-wheelers. It was brought to our attention that some4-wheelers have not lights and are very hard to see in the dark.
- h) Rusty mentioned the idea of having a sign on North Brandon Blvd distinguishing the Shores from the Ridge.
- i) Questions were asked about hunting in the neighborhood. Said that while building they found a bow in the house.
- j) Beavers are killing the trees and wanted to know what could be done about them. One homeowner suggested we call the same person that took care of the geese for the Association a while back.
- k) We were reminded that the speed limit is 35- for everyone to slow down.

VII. **Adjournment**- Rusty Stephens motioned to adjourn Harvey approved and Taylor second.