

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

**2016 Annual Meeting Minutes**

April 26, 2016

- I. **Call to order**  
Rusty Stephens called to order the regular meeting of the North Brandon Shores HOA at 7:00 pm on April 26, 2016, 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 42 Homeowners and 11 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. (Anse Barber moved and Debbie Thomas seconded)
- IV. **Routine issues**
- a. **Lake Committee report-** Scott Kirk joined us giving his report- the lake is presently functioning as a dynamic, balanced fishery. As such, our management recommendations center primarily on reducing the total number of predators (largemouth bass and crappie) and improving the conditions for the production of forage through enhancing the pond's level and supplemental feeding.
- 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 2016
  - vii. Conduct an electrofishing balance assessment (Annual Evaluation) roughly one year from today.

The complete copy of the Management plan for the lake can be found on the Shores website.

David Hertal asked about the harvest of smaller bass over the large bass. This was to reduce the competition. We will continue to maintain the 16<sup>th</sup> length.

Several homeowners were say the settlement is getting bad and that we need to eliminate as much vegetation as possible. Herbicide is needed for the gateways and silt fences need to be put up when building.

- b. Special Guest Speaker- Supervisor Steve Gains come address the homeowners. He said North Brandon Estates is his favorite neighborhood. He talked about the refusing plans for a neighborhood off of Baker Lane. He was not willing to disrupt an existing neighborhood and allow it to affect the property values in the area.

There will be ambulance service in Rankin County. We did not have ambulance service and it would take up to 1 hour and 45 min for on to arrive.

Will be changing the way voting is done- trying to reduce the long lines. We will be going back to paper with 20 stations and then onto scanners. Federal Law says 2<sup>nd</sup> chance key fob will be taken out of scanners. However will most likely not be in place for November elections.

West Rankin Parkway will come off Tree Tops. East Metro parkway- open dogwood to El dorado to old Brandon Rd.

Grants Ferry Parkway- Hwy 80 East of Co-op (Page McDeal will be no longer) to Trickham Bridge then to Grants Ferry. There will be Tax breaks to commercial business and taxes will not go up. HWY 80 to Louis Wilson.

Andrew Chapel is the worst road in district. Possible movement by end of summer.

- c. **Treasurer's Report**-Rusty Stephens reviewed the expenses. We kept the same budgeted items. Reported 4,550.00 not received in assessments. 40,000.00 in bank. Net Income 2,640.00, should have been 4200.00. We are paying the North Brandon Ridge for over 3 years for the landscape and sign at the front of the neighborhood.
- d. **2015-2016 Proposed Budget**- Rusty reviewed the proposed budget that was in the handouts. We rolled over bush hogging of the levee and cutting the flat area around the levee. Rusty talked about the utilities we share with the Ridge. We share water, gas, electrical and landscaping. Rusty motion to approve Wendy Collins moved Evan Jones second.
- e. **Nominations and Vote for Board of Directors**- Rusty Stephens reports that he, Debbie Thomas and Harvey Dallas will be rolling off the board this year. Each member of the board will serve 3-year term. Rusty introduces Wendy Collins, Shay Jennings and David Carr as members who are willing to serve on the board. Rusty asked to approve Anse so moved and Jeff Murrah second the motion. Wendy Collins, Shay Jennings and David Carr were approved.

f. **Clubhouse/Pool-**

Rusty talked about the maintenance of the clubhouse and landscaping. Karen Ray will be off the Pool Committee.

g. **Architectural Report-** Harvey Dallas is rolling off and Hugh Fleming is the only member. Evan Jones volunteered to be on the committee.

V. **Recognitions-** Thanks to Rusty for Serving as President of the Board. Also recognized Anse and Linda for the helping keep the neighborhood clean by picking up garbage on the side of the roads while walking. Anse recognized the board.

VI. **Other/New business-**We need a volunteer for the Audit as well as maintenance and landscape committee. There was a great response to clean the drain at the lake. There is a john boat half sunk on homeowner's property. Everyone needs to be sure to have a sticker on vehicle and boat when using the lake. It was brought up to possibly issue all new keys. Kim Roberts reminds everyone to be sure and lock the gate when leaving.

Rusty received an email from the Ridge. Wanted us to discuss?

1. Gates at the front entrance- Electric
  2. Camera at the entrance
  3. Metal fence needs to be cleaned and painted.
  4. Water leak at front entrance
  5. Share Upkeep
- They wanted our thoughts

If we put have a code access to the gate then the county will no longer up keep our roads. The construction entrance has been closed.

We were reminded that the speed limit is 35- for everyone to slow down.

VII. **Adjournment-** Rusty Stephens motioned to adjourn Jeff Murrah approved and Anse Barber second.