

**NORTH BRANDON SHORES
HOMEOWNERS ASSOCIATION, INC.**

2017 ANNUAL MEMBERSHIP MEETING

April 24, 2017

CURRENT DIRECTORS

Wendy Collins
David Hertel
Ken Carraway
Michelle Sansing
Shay Jennings
Hugh Fleming
David Carr

CURRENT OFFICERS

President – Wendy Collins
Vice President – David Hertel
Treasurer- Ken Carraway (ABSENT)
Secretary- Shay Jennings

1. Call to Order:

- The meeting was called to order by the President, Wendy Collins, at 7:15 pm.

2. Verification of Quorum (33 1/3% – 36 Members):

- Wendy Collins verified we have a quorum - 39 members & proxies.

3. Approval of the Minutes of the 2016 Annual Meeting:

- A motion to approve the minutes was made and seconded by current homeowners. All were in favor – the minutes for the 2016 annual meeting were approved.

4. Lake Committee Report:

- The Biologist Report and lake update was provided by Scott Kirk of Southeast Pond Management. The fish population average factor is 94 which is good. Three important factors to address are 1) putting up a fish feeder to allow the fish to grow, 2) there is quite a bit of vegetation growing in the lake so herbicides are highly recommended, and 3) control of sediment entering the lake is imperative as more and more houses are built. This can be an overwhelming expense in the long run. There have been 4 fertilizing treatments so far this year, with 3 more to come by October. A resident voiced concerned regarding the pelicans and one alligator seen. S. Kirk had no recommendation for the pelicans and stated that alligators have no threat to the fish population, but we should check regarding the trapping policy for our area regarding that issue. Another resident did mention keeping a red gill bass if they are small. S. Kirk stated that was totally acceptable. W. Collins stated that David Hertel and Brian Davidson are working hard to spray the common areas of the lake. There could possibly be a work day set up to help with that in the near future. Another member mentioned that there is a large amount of silt in the lake as well. Alan Roberts stated there is no specific factor contributing to that or a simple fix for that current problem.

- Dam Update 2017: Ken Faulkner performed the annual owner's inspection of the dam for 2016. He noted there was erosion on the dam in the area that was worked on in 2012/2013. The Board voted to extend the toe slope, add fill dirt and 63 tons of rip-rap to the dam, and have bare areas reseeded. The work was completed in December 2016 at a cost of \$12,470.85.

5. Architectural Report/Issues:

- There are no major issues to report other than one particular house that is still under construction. The new owners have passed the deadline for completion of construction, but the Board is working with them to ensure that construction is completed as quickly as possible.

6. Other Committee Reports:

- Clubhouse/Pool Committee Report/Issues: Alan Roberts reported for Shannon Roberts regarding the pool and clubhouse. There are five rentals on the books for the clubhouse this season so far. He requested that a notice be added to the website form for clubhouse rentals that no tape should be used on the clubhouse walls since they are freshly painted. In addition, there have been young kids taking off clothes at the pool, so all members need to talk to their children and to remind them that there are cameras in every area of the pool. W. Collins stated that D. Carr has made many repairs to the clubhouse and there are still needs on the outside around the pool with posts, etc. There is a plan to make new keys for the pool and lake that will be issued sometime in July. Those will be no charge to residents, but you will have to be up-to-date on all assessment fees and dues to receive the new key.
- Security Measures: The board invited the Rankin County Sheriff's Department to a Board meeting to discuss recent activity in Rankin County and options for securing our neighborhood. Board members from the Ridge also attended the meeting. Their number one recommendation was installation of security cameras.
- Flooding: There was a recent flood in the neighborhood that washed out the roadbed at the first culvert on Westerly Drive. Two homes were flooded during that intense rain event. The county is backed up after all the rain, but they are going to come back and replace the first culvert on Westerly, and they will check the second culvert on Westerly.
- Annual Reminders: Please make sure to have lids on trash cans on trash day to prevent dogs from spreading the garbage in the roads or around the neighborhood. In addition, there should be a physical or underground fence for all dogs and to keep an eye on your pets. Also, please make sure to abide by the speed limits posted.
- Recognitions: Wendy Collins recognized and thanked all current Board members for serving. Also thanked were Rusty Stephens, Allen & Shannon Roberts, Brian Davdison, Mel Coxwell, Doug Hester – all for much appreciated help and advice throughout the year.

7. Treasurer's Report:

- The current bank balance is approximately \$27,000. In an effort to maintain consistency and give our current and future Treasurers assistance when handling a time-consuming and labor-intensive function for the HOA, The Board voted to acquire the services of Rebecca Niemeyer, CPA, to handle the monthly bookkeeping for the Association at a

cost of \$320 month. There may be a new address to send in dues for this year so be on the look for that when you receive your annual homeowner's assessment invoice in the mail.

8. Discuss and Vote on Proposed Budget:

- Due to the dam repairs, clubhouse maintenance, past due assessments and other costs, there is a depletion of the cushion funds. Homeowners present were asked to review the proposed budget plan mailed and handed out for specifics. W. Collins called a vote for the new proposed budget. W. Collins called for a motion to approve the budget -- Jennifer Anderson made the motion and Hugh Fleming seconded. All were in favor, so the budget was approved and the homeowner's assessment for the year 2017-2018 will be \$450.

9. Nominations and Vote for the Board of Directors:

- Michelle Sansing is scheduled to roll off the board. W. Collins called for volunteers and nominations, but none were forthcoming. M. Sansing agreed to stay on the board until a replacement is found.

10. New Business – Open to the Floor:

- No additional business or discussions noted.

11. Adjournment:

- Meeting was adjourned at 8:40 pm.