

**North Brandon Shores
Homeowners Association, Inc**

2013 Annual Meeting Minutes

April 30, 2013

I. Call to order

Allen Roberts called to order the regular meeting of the **North Brandon Shores HOA** at **7:00pm** on **April 30, 2013** 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 30 people and 11 proxies when the meeting began. However, the final count was 46 (33 members and 13 proxies).

III. Approval of minutes from last meeting

Kim McCollough read the minutes from last year's meeting. The minutes were approved as read. (Rusty Stephens moved, Andy Bill Brooks seconded)

IV. Routine issues

- a) **Treasurer's Report** – Allen Roberts discussed the large expenditures that were listed in the packet. Due to flooding in the clubhouse, there were necessary repairs to the clubhouse. This was covered by insurance, and we were actually able to do some routine maintenance with the savings from the actual amount of the repair. The other large expenditure was the levee work. The total to date for the levee repairs is \$41,057. This number would have been higher had Ken Faulkner not used his expertise to save the HOA money. The HOA has an easement on Warren's property to be able to access the lake for necessary repairs. We had to use this easement because of where the repair work was needed. Mr. Warren's driveway was damaged because of the 110 loads that were hauled down his driveway. This will be an additional expense. Brian Davidson asked how much it would cost. Allen informed us that it is still being negotiated, so we do not have a final cost but it could be up to \$6,000. It would have cost more had we come in from the other side. Due to these large expenses, the board postponed other repairs such as pool repair. The electroshocking has also been postponed. We cashed in a \$10,000 cd and also transferred the \$18,772 from the Vanguard account to the operating account to cover expenses including upcoming expenses as well as any unforeseen expenses (such as Warren repair). This is the \$28,000 total for contingency fund that was on the report from last year. The contingency fund has built up over the years. The initial board members decided to put \$2,500 per year in a contingency fund. Thanks to their forethought, our assessments did not go up due to these large expenses.

- b) **2012-2013 Proposed Budget** – Allen reviewed the proposed budget that was included in the handouts. Someone asked about the amount budgeted for lawn care and what all that included. Allen explained all the common areas that have to be cut including the front entrance which we pay half and the Ridge pays the other half. When discussing the lawn care maintenance, Allen also noted that the Ridge was going to redo the front entrance. The Ridge asked about sharing expense of a landscape architect, but Allen told them that the Shores does not have the money for that expense. He stated if anyone wanted to meet with the Ridge to help with that they should contact Allen. Allen asked to approve the budget. Anse made a motion and Harvey seconded. The budget was approved.
- c) **Lake Committee report** – There is no official lake report since the electroshocking was postponed. Southern Pond Management will fertilize the lake as always. We may schedule the electroshocking in September. Someone asked about the weeds in the lake. Brian and Joseph have sprayed in the past and will spray again once we get the funds. Mike Watson asked what we use to spray. Brian used something from Red River Science that's like Habitat. It's about \$85/90 per gallon. Anse asked what all the HOA sprays and if it sprays what's floating. We spray the dam, the island and what's floating. Eddie commented that he's working on the floating stuff around his house along with his new neighbor. Brian and Joseph will handle the spraying because it's not feasible to scoop it out of the lake. After they spray, it should take about 10 days to die. Mandy asked if we could put structure in the lake. Allen clarified if it was something like trees that would be fine but just make sure it's not above the water. He said use common sense when putting structure in the lake.
- d) **Nominations and Vote for Board of Directors** – Andy Bill spoke a little about serving on the board and informed members that there were three positions open due to people rotating off the board. He asked for nominations from the floor, but no one volunteered. Harvey communicated to everyone that the board was important because having a board and being involved is what keeps the neighborhood clean and looking good. The board is required per bylaws, and it keeps the property values up. The board keeps tabs on the pool and ensures the grass is cut so that common areas are maintained which helps the neighborhood. Since no one from the floor was nominated, Andy Bill read the three names that were on the ballot to be nominated. Mark Sansing asked that we replace his name with his wife Michelle. Michelle Sansing, Rusty Stevens and Debbie Thomas were nominated. Rick made a motion and Anse seconded. The members were approved.
- e) **Clubhouse/Pool** – Allen stated that we need to be proactive about maintaining the pool and clubhouse because if things are not painted and kept up, it can lead to other damage. He named the pool/clubhouse committee members: Jennifer, Karen Ray, Karen Davidson, Shannon and Amanda. He then introduced Shannon so that she could discuss clubhouse/pool information. Shannon noted that the rental fee had increased by \$25. Everything else was the same which was detailed in the annual mail out. She encouraged people to utilize the clubhouse. New chairs were bought for the pool and the issue with finials being broken has gotten better. The pool will need to be resurfaced soon, and the shutters need to be repainted. She welcomed volunteers to help so that we can keep costs down. Pat Logger asked

how much paint was needed because she had lots of extra trim paint from when their house was built. She will donate paint and help with painting if others will volunteer to help as well.

- f) **Maintenance** –A member asked if the street lights are out, who needs to be called. Allen said Hank at the Ridge takes care of maintenance for Ridge. Brian suggested he call Entergy because if you call to tell them which light is out, they will come out and fix it.

V. **Recognitions** –Allen recognized several people that have helped the association. He thanked Anse and Linda for reserving and setting up the meeting location as they do every year. He thanked Mel and Brad for their legal assistance. Harvey was thanked for printing and mailing the annual meeting packets as well as printing the signs. He thanked the outgoing board members – Kim for taking notes for every meeting, Jennifer for taking all the phone calls that the treasurer gets and Andy Bill for all the volunteer work that he provides to help maintain the HOA amenities. Allen reiterated again that the volunteers are what keep the neighborhood in good shape.

VI. **Other/New business** – The floor was then opened for other business.

- a) Allen noted that we need people to serve on the committees. He noted specifically that we need a long-term planning committee. If anyone is interested, he asked they please contact a board member.
- b) Rusty asked what the resolution was for the issue that Mel was working on regarding Salter. Allen answered that the Salters joined the Ridge when Jungling agreed to pay their dues for a couple of years. There was a new issue with Jungling and his development. Jungling wants to develop the 80 acres that he owns as a separate neighborhood that will have the same covenants as ours. The plat shows that the covenants will be the same, but it needs to be in writing. That entrance will be about 100 ft from ours. Jungling owns the lot where the construction entrance is, but it's platted in the Ridge. Jungling cannot do anything until that gets resolved. Mr. Lipscomb from the Ridge is involved in that issue. Since it's not in our neighborhood, we really cannot do anything. Jungling owns easements in our neighborhood (such as one by the pool), so Allen will meet with Mike Akers (Ridge's attorney) and Jungling at 9am tomorrow to ask that he deed those easements to the association as part of clearing up the entrance issue. Jungling must not have access to our neighborhood in his new development. He wants to use our construction entrance, but if it's approved, he must pay for signs and he must have an end date to have his road completed for his new neighborhood. Allen will push to have the rest of lot #1 as buffer between the entrances. This issue raised lots of concerns from our members. Brian asked what time frame we were looking at for Jungling to start. He wants to start as soon as it dries up. Brian asked about the emergency exits which Allen stated he will use Salter's lot and then our entrance. Brian is concerned that he'll end up using our subdivision's entrance rather than their construction entrance. Eddie commented that we do not need to give him any lead way with this because he has a reputation of taking advantage of such things and he will not do what he says he'll do. We will end up having to sue which will cost the HOA more money. Eddie asked that rather than the board voting on the issue if maybe all members could vote on it since it's such an important issue.

Allen said he will meet with them in the morning and then meet with the board. If any issues are not fully resolved to the HOA's benefit, he will send a notice to all members.

- c) Rick asked about the two culverts on Easterly. Allen thinks the county is going to replace or extend them. Mr. Roberts said that the water ran down that area and caused a big slip where the old culverts were and were giving way. The county engineer saw where the road was giving way, so they delivered the culverts to start work on it.
- d) Rusty asked if there was any recourse for all the patch work that's been done to the road rather than it getting fixed properly. It was suggested he call Walter Johnson, our county supervisor about the road needing an overlay.
- e) Mr. Crain asked about the land next to his that was supposed to be a nature trail that is owned by Jungling. Allen said he'd discuss with Jungling when he met with him. He may see if he'll deed it to Crain.
- f) If anyone knows who owns the lot between Crain and Watson, please let the board know.
- g) Pat asked if anyone had heard rumors about the property behind Easterly having cracker box homes being built on it. No one knew of anything, but Allen was meeting with Jungling to find out the details. She mentioned that if they clear cut that property and build, it will flood Easterly lots. Todd said that they put some retention ponds on the property to help with the water issue.
- h) Burt asked who maintains the ditch at the front of his property – him or the county. Mr. Roberts suggested he call the supervisor but Burt said it does no good to call him. It needs to be dug out to help with water retention issue. Mike said he thought the county maintained a 15 foot road drainage easement, but Burt should call the supervisor to verify.

VII. Adjournment – Rusty made a motion to adjourn meeting. Andy Bill seconded and meeting was adjourned.