

**North Brandon Shores
Homeowners Association, Inc**

2011 Annual Meeting Minutes

April 26, 2011

I. Call to order

Doug Hester called to order the regular meeting of the **North Brandon Shores HOA** at **7:00pm** on **April 26, 2011** in the banquet hall of the First Baptist Church of Brandon, MS.

II. Roll call

Doug Hester verified we had enough proxies and members present for the quorum needed to conduct the meeting.

III. Approval of minutes from last meeting

Kim McCollough read the minutes from the last meeting. The minutes were approved as read. (Rusty moved, Doug seconded)

IV. Routine issues

- a) **Treasurer's Report** – Marlo Sarrett reviewed the expense report that was included in homeowners' packet when they signed in. She reviewed each line item detail including the amount of assessments that has been collected.
- b) **Lake Committee report** –Russell gave a quick history of the lake's status. He then stated that based upon Scott's report the harvest guidelines would need to be revised. The first priority of the lake committee is to protect the lake and make sure there is a healthy fish population. Since that priority has been met, homeowners will be able to take more out of the lake. The lake committee would need to meet and change the limits to allow more fish to be taken out per day. He then introduced Scott Kirk from Southeastern Pond Management. Scott reviewed the results from the electro fishing and encouraged homeowners to attend the electro fishing next year. He noted that Russell, Anse and Brian have done well in helping to manage the lake. He reviewed the factors he uses to assess the lake's condition and stated that after the first evaluation he never expected the lake to be in as good condition as it is at this time. One word of caution that he noted was that sedimentation was always a problem in lakes and that we needed to do what we could to slow down that rate by minimizing erosion when building. He commended Brian for doing such a good job with the herbicide application in the lake. Lake front owners need to continue to apply herbicide to their lots. They may contact Scott to find out what amount and what type needs to be applied (whether they get it from him or someone else). Scott noted that the last time lime what applied was 2006 and that we may need to apply next year. There are 3 main management activities. First, the lake needs to be fertilized every

year to keep the fish population healthy. Secondly, making sure the appropriate amount of fish are harvested; and lastly, homeowners putting up fish feeders. Scott then opened the floor to questions. Anse asked if any grass carp was shocked up during electro fishing. Scott said they generally avoid the current because they stay in the shallow water. If they do get shocked, it kills them. There is evidence that they are in the shallow water eating the vegetation that they should. Rick asked if beavers are in the vicinity of the current if they would be shocked. Scott confirmed that they would. He concluded that if anyone wanted to get a hold of him that Brian had his number.

- c) **2010-2011 Proposed Budget** – Marlo reviewed the proposed budget. The proposed budget was increased by \$50 per year. There were several items that need to be addressed this year such as the clubhouse needing repairs and lighting at the front needing repaired that warranted the increase in dues. The budget was then voted on and approved.
- d) **Nominations and Vote for Board of Directors** – Doug reviewed the three nominees listed on the ballot – Tripp Purviance, Kim McCollough and Allen Roberts. The floor was open for other nominees but none were given. Since no others were on the ballot, Anse motioned that they be affirmed and Rusty seconded. The vote was taken and they were approved for a term of three years.
- e) **Clubhouse/Pool** – Joseph reported on clubhouse issues. There is a new clubhouse committee that will be working to fix up the club house. They got an estimate of \$1,300 to fix the tiles in the pool, and we need 4 chairs at \$700 each. Also, the clubhouse needs painting. Vandalism is still a problem, but they locks were changed to a numeric pad, so hopefully that will help. Mrs. Grantham asked if drinking was still against the rules for insurance purposes. Joseph confirmed that it was. Anse noted that if she saw any drinking that she needed to notify a board member so that it could be addressed. Four-wheelers are still a problem as well as people breaking into the clubhouse. If any homeowner sees suspicious activity, they should notify the sheriff's department or Joseph.
- f) **Maintenance** – Doug reported that the front entrance always needs improvement. The lighting issues will be addressed. Glenn Reed is already assisting the HOA with lighting estimates. Also, 4-wheelers riding on the dam is a maintenance issue because the dam inspector said no one should be riding on the levee or the base because it causes erosion. He cautioned to stay away from the base of the dam, especially when wet. Rusty noted that the 4-way stop sign is about to fall over and needs repair. The county needs to be called about this. He also suggested that instead of all the lost pet signs on the stop sign that an email be sent to all homeowners with detailed info including a picture. Rusty suggested more reflectors at the front to help keep people on the driveway and off the grass. Linda Barbor suggested reflective highway paint on the curb to help with this.
- g) **Architectural** – there was no new news from this committee.

V. Other/New business

- a) Tripp announced that we needed two people to serve on the audit committee. David had volunteered and Cindy Jones also volunteered to serve.
- b) Joseph stated that we needed to upgrade the cameras as the clubhouse and need to get cameras at the front. Glen volunteered to help with this because he had experience with those and could get it done cheaper than we might think.
- c) Joseph also announced that homeowners could contact the board throughout the year about any issues they might have.
- d) Doug recognized the committee members and volunteers and board members for there help. He especially thanked Brian for his service to the homeowners' association and all that he does. He also thanked Glenn Reed and Anse.
- e) Anse and Mary Ellen also said a special thanks to Brian for his work and for saving the association 1,000's of dollars and for spearheading so many projects.
- f) Glenn suggested we get a new homeowner's packet together for when someone moves into the neighborhood. The web site had legibility issues when he reviewed it as a new homeowner. He volunteered to help with the web site. He also suggested that the association put a percentage limit on raising the dues. Rusty noted that in 8 years the dues had not increased. Glen stated the association must be doing a good job for that to be the case.
- g) Glen asked about what could be done about the kids riding on the 4-wheelers and impolitely going through neighbors yards since they have no id and he did not think calling the sheriff would do any good. Allen Roberts said to note the color of the ATV and the time they were riding. We can ask around and find out who it belongs to. He said that if he did call the sheriff, they were good about finding the kids responsible.
- h) A homeowner asked if breakaways for brick mailboxes were required due to the fact that the parents of the girl who got hurt in the Ridge are now suing the homeowners. Another homeowner said that they are not required in a neighborhood.

VI. Adjournment

Rick Sumrall made a motion that meeting be adjourned. Rusty seconded. Motion carried and meeting was adjourned.