

**North Brandon Shores
Homeowners Association, Inc**

2010 Annual Meeting Minutes

April 22, 2010

I. Call to order

Doug Hester called to order the regular meeting of the **North Brandon Shores HOA** at **7:00pm** on **April 22, 2010** 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. There were 19 proxies and 20 + members present. (A few members arrived after quorum was verified)

III. Approval of minutes from last meeting

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

IV. Routine issues

- a) **Lake Committee report** – Russell McCollough introduced Scott Kirk from Southeastern Pond Management. Scott thanked Brian for his assistance during the electroshock. The fish population was great and the water quality was okay. He recommended the same harvest restrictions as last year. He also recommended fertilizing the lake and mentioned that the price of fertilizer has gone down and the cost savings will be passed along to us. His third recommendation was to install fish feeders for the blue gills for those property owners who are on the lake. Scott commented on the aquatic vegetation problem stating that some vegetation can only be killed by herbicide application. The grass carp does not eat all vegetation. Scott said homeowners were welcome to call him if there were interested in herbicide application. He then took questions from the floor. A couple of questions concerning the quality of the lake based on size and fish population were asked. Scott said the lake was in bad shape back in 2000, but the efforts of Anse and Russell have helped the fish population significantly. He mentioned that Brian will apply herbicide on the lake edges (common area) and the dam, but homeowners need to apply herbicide to maintain their lots. Russell said her would post the Southeastern Pond Management Lake Report on the NBSHOA website. Russell also mentioned that the 2 flyers in the packet they received at the beginning of the meeting were the same as last year. The numbers of trespassers have gone down. He also mentioned that he and Joseph had boat decals if anyone needed them. Brian had keys to the boat ramp gate. Russell said the lake committee will need to meet about the beaver

issues on the lake because they can really do major damage to the dam. A question was asked about the otters. Russell mentioned they do eat the fish, but they are not as big a danger to the lake as the beavers.

- b) **Treasurer's Report** – Rusty Stephens reviewed the actual to date expenses that was included in homeowners' packet when they signed in. The HOA uses a Vanguard account for our contingency fund. We did have to use some funds out of the contingency funds for the new decals, but we will recoup that costs eventually. The check book balance as of time of printing was \$12,708. The pool actual cost was lower than budgeted because our pool drains met the federal guideline changes, so we did not need to upgrade as much as expected to meet those federal guidelines. There were no questions when the floor was opened for questions. Joseph made a motion that the report be approved, Tripp seconded and motion carried.
- c) **2010-2011 Proposed Budget** – Rusty reviewed the proposed budget. The proposed budget was the same overall amount as last year. Rusty commented that our dues as compared to other neighborhoods with similar amenities are quite low. Anse made a motion to approve the budget, Joseph seconded and motion carried.
- d) **Nominations and Vote for Board of Directors** – This pas year, Harvey resigned as President due to health reasons. Jennifer also resigned. Larry was then elected by the board as president; but due to work conflicts, he was often not able to make the board meetings. In order to make sure there was a quorum due to the resignations and work conflicts, Tripp and Kim was asked to temporarily fill in the empty board positions. The ballots (including proxy ballots) were handed out so that homeowners could vote for 4 director positions (two resigned and two rotated off board). There was 1 one year position open, 1 two year position open and 2 three year positions open. Bobbie Reed and Jeff Murrah (non-board members and members not on the ballot) were asked to tally the votes. After the votes were tallied, Rusty announced that Tripp Purviance, Kim McCollough, Marlo Surrentt and Andy Bill Brooks were the newly elected directors. The officer positions are elected by the board at the next board meeting
- e) **Clubhouse/Pool** – Joseph reported on clubhouse issues. The shower was broken and caused water flow over the homeowner's drive next to the clubhouse, but that was fixed. Jeanine suggested we get covers for the faucets and showers to keep them from busting. Brian and Joseph are spraying the clubhouse for bugs. Joseph reminded homeowners that we do not have a cleaning service, so we will need to pick up after ourselves. Also, if you rent the clubhouse, it may need sweeping and dusting due to no cleaning service. The Clubhouse/Pool Guidelines was included in the homeowners packet that was next to the sign-in sheet.
- f) **Maintenance** – Doug reported that the beds at the entrance need work. They need straw and the ruts need to be filled in with dirt. We also need to put out mulch at the clubhouse. He suggested we schedule a work day. Doug said he'd send an email about work day. We are trying to get cameras for the front entrance but are awaiting approval from the Ridge since we will split the cost.

Cameras were the most economical option (about \$4,400). Someone asked who was in charge of the grass cutting for the front entrance. The Ridge has someone who does that and we split the cost with them. It was then commented that it hasn't looked that good since they took over the grass cutting. It was up for bid about 1 ½ years ago, and that's when their person starting cutting it.

- g) **Architectural** – there was no new news from this committee. The guidelines were included in the packet.

V. Other/New business

- a) The Board of Directors nominating committee includes Ken Carraway and James O'Neal.
- b) Rusty announced that we needed people to sign up for the audit committee because Kim and Jennifer were coming off the committee. The chair would be appointed by the board. There was a sign-up sheet on the table for anyone who would be willing to serve on that committee or any other committee.
- c) Rusty asked that people not drive their vehicles around the side of the pool by the fence so that they could listen to the car radio because there are sprinklers installed. It's pretty costly to repair those.
- d) Doug recognized and thanked Rusty and Larry for their work while they served on the board. He also recognized Harvey and Jennifer as well as the other board and committee members
- e) John Crain, whose property borders the proposed nature trail and the Ridge asked if we could work with the Ridge board to get that goose-neck trailer removed from the property. Rusty told him we were trying to find out who owns that property. John said that Hank Jungling owns that property. Rusty said we'd try to get that resolved.
- f) Another homeowner asked if anyone knew what was going on with the 90 acres that was cleared behind Westwind. No one knew for sure.
- g) Rusty recognized Imari Fletcher for the hard work he has put in to the abandoned house and property that he bought on the corner. It's looking good. He then reminded everyone to keep up the front of their lots to keep the neighborhood visibly appealing.
- h) Joseph asked if anyone had a play set that they are willing to donate for the clubhouse/pool area. If it passes safety inspection, he was willing to get it and set it up for the kids in the neighborhood.
- i) A suggestion was made to line up a county supervisor for the next annual meeting to address issues/questions.
- j) Rusty recognized Doug for stepping in to fill in as president in Larry's absence.

VI. Adjournment

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