

## Brandon Ridge HOA Minutes

Board of Directors meeting 5/01/08

Kevin Decker, President HOA Board

Jonathan Krall, Secretary HOA Board

Stacey Gillespie, Henderson Properties

The meeting began at 2:58 p.m. The following is business conducted by the board on behalf of the home owners of Brandon Ridge.

1. The minutes from the Board of Directors meeting for 4/03/08 was motioned upon, read and approved by the board.
2. A discussion of ACC violations was talked about i.e. commercial vehicles and what was allowed and not allowed and it was decided that the ACC committee would be involved for the defining of said vehicles and recommendations.
3. The financials for the month of May was discussed, as well as the status of the delinquencies of assessments.
4. Hearings and the time and place for hearings was talked about and decided to be held at the offices of the property management company.
5. Landscaping and the status of a contract was talked about and would be further considered by the board.
6. The situation of the playground was further discussed and it was decided that regardless of the expense that an outside company would be hired for repairs due to the liability and the threat of lawsuits by home owners.
7. A motion for the ratification of bylaws 328681 was put forth and seconded and approved.
8. A discussion of the website run by Tamara Gaspar and the negative effects on the community was talked about and set aside for further review.
9. The disposition of the Community Watch Committee was discussed and the fact of non-viable volunteers according to the resolution ratified by the board, could not be set due to the lack of viable volunteers.
10. The success and failures of the first community function was discussed and corrections for the next function were agreed upon and that the Social Committee would be notified of said changes.
11. The secretary put forth an idea for holding an informal meeting on a by-weekly basis at the playground to be held on Saturdays.
12. A discussion of ACC forms and approvals and who would retain copies and was resolved.

Having concluded the afore said business the meeting adjourned at 5:07 p.m.

We the undersigned members of the Board of the Homeowners Association of Brandon Ridge do hereby sign this consent to action without meeting confirming and ratifying the adoption of the By-Laws as set forth bearing number 328681v. on this the 8<sup>th</sup> day of the Month of April 2008.

X **Administrator**  
**CONFIDENTIAL**  
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Kevin Decker, President

X **Administrator**  
**CONFIDENTIAL**  
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Jonathan Krall, Secretary

X **Administrator**  
**CONFIDENTIAL**  
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Dixori Christy, Treasurer