

McBride Estates Homeowners Association

Annual Meeting, April 30, 2024, Zoom meeting.

Present in person at the home of Mary Kane, Ms. Kane, President/Director; Wayne Durrett, Vice President/Director; Shannon Burgess, Secretary/Director; Tim Barrentine (on Zoom), Treasurer/Director; and Jeff Stokes, Community Association Manager. Upon reaching a quorum, the meeting started at approximately 7:20 p.m.

The meeting began with a call to order and then officer reports presented by the acting president. There were some questions pertaining to the revitalization of the HOA documents, to which the president assured everyone that the HOA always remained intact but had to be revived.

After discussion, the acting vice president presented the financial reports over the past three years, the cost to complete a tract of 1,300 square feet of road and the funds needed. There were questions regarding how many members had not paid their dues, what the total amount due was, and the vice president explained the steps being taken by the board-approved attorney to get overdue fees. Additionally, the financial report up to December 31, 2023 was discussed, and the proposed budget for 2024 were approved. The suggestion was made to send out the proposed budget in advance for member review.

The present set of officers were proposed, unopposed, and elected to serve for a period of time extending to the next annual meeting, with shifts in roles stated below:

President/Director: Wayne Durrett

Treasurer/Director: Tim Barrentine

Secretary/Director: Shannon Burgess

Director: Mary Kane

The old business included more discussion on paving and clarification on paying additional dues for paving versus special assessments. Clarification was given that the higher dues were for all rising costs, including but not limited to paving. Also discussed were new signage, boats, campers, and recreational vehicles on driveways or yards. The newly elected president stated that stricter measures may be necessary by the Board to ensure compliance with the McBride Estates Declaration of Covenants and Restrictions that we will be reviewing now that the HOA has been revitalized.

The new business included a discussion of the doubled insurance cost on the proposed budget and the president clarified that this was for Directors & Officers insurance for the Board members. Suggestions were made to post the same financial documents for all years on the website and the meeting minutes within a few weeks after the meeting. Another request was made that the next HOA meeting be held hybrid and the secretary noted we would work to do this, possibly at the library, assuming the technical needs could be met so all members could hear and feel included in the meeting. The Board will consider all the foregoing items. Additionally, the Board will have the McBride Estates website updated. The 2023 and 2024 minutes will need to be voted on and approved at the 2025 annual HOA meeting.

There being no further business, the meeting adjourned at approximately 8:28 p.m.

Shannon Burgess, Secretary, April 30, 2024