

**MINUTES – HOA MEMBERSHIP MEETING**  
**March 7, 2023**

25-30 MEMBERS PRESENT

**BOARD MEMBERS PRESENT:**

Carissa Shumaker, President  
Amie Ruffin, Vice President  
Kyle Werner, Treasurer  
Matt Whitney, Secretary  
Brad Richardson, Board Member  
Mike Thomas, Board Member  
Wally Northam, Board Member

- I. **CALL TO ORDER** – Carissa called the meeting to order and requested all members introduce themselves then board members introduced themselves along with the new admin, Carra Nowell.
- II. **APPROVAL OF MINUTES OF OCTOBER HOA MEETING** – The minutes were printed for attendees to review and then approved by the board.
- III. **TREASURER’S REPORT** – Kyle Werner – Kyle reviewed current balances in checking account and money market account:  
  
\$113K in CHECKING ACCOUNT  
\$20K in MONEY MARKET ACCOUNT  
Carra said current operating expenses are \$6,000 - \$7,000/month  
Approximately \$26K overage is expected this year  
  
Kyle informed that all members are current on dues or are making payments to catch up. Only one is still delinquent.
- IV. **LANDSCAPING** – Carissa provided updates on landscaping plans. Bids have been submitted and a contractor will be approved. Mike Thomas stated that it was good we did not try to do anything over the winter with the late freezes. New signage is still being considered as well. Additionally, Carissa thanked Matthew Whitney and Larry Johnson for repairing the fountain for the pond by Saddle Creek.
- V. **SOCIAL COMMITTEE REPORT** – Kathy Arnold was not able to attend but will be posting upcoming events on Facebook and Remind
- VI. **SAFETY COMMITTEE** – Wally gave an update on the recent Safety Committee meeting. Speed bumps were the biggest concern.
  - A motion to purchase 4 speed bumps for \$2,200 was made by present members and approved by the board.Cameras were explored as well and adequate ones are still not within our budget. A possible alternative might be the Ring Neighbor app but there are some privacy concerns. Leash laws were mentioned, and everyone was reminded that Olive branch has a leash law. Fireworks were another issue and they are illegal in Olive Branch city limits without obtaining a permit from the city.

- VII. **BEAUTIFICATION COMMITTEE** – Mike Thomas spoke about the issues we have experienced with landscaping contractors. Pine Ridge could not maintain our neighborhood and quit. Perfection is currently being used and we are seeking additional bids going forward. Our irrigation system is still a concern and will need to be addressed before planting new landscape.
- VIII. **STORM DAMAGE** – Carissa informed the group that Olive Branch is now in charge of large debris removal and to call the city regarding any tree or other debris that you need removed. We are also obtaining quotes on removal of the damaged trees in and around the ponds and for needed fence repairs from storm damage.
- IX. **COVENANTS** – Amie provided an update from our attorney. He stated that while our covenants do not follow the norms of most neighborhoods, they can only be changed or amended with a unanimous vote by all HOA members until 2030 which will then still require a majority vote. Due to this, the past vote on excluding property rentals would not be applicable. The operating bylaws of the HOA board can be modified as needed by a majority vote of HOA members.
- X. **BONNIE DELASHMIT** – Bonnie gave an update on our local politics. She reminded everyone that 2023 is the Super Tuesday year for Mississippi. Elections will include mayors, sheriff, and state legislature. We are being redistricted to District 24. Our current representatives are Jeff Hale and Kevin Blackwell. She also spoke about the 2022 Senate Bill 2716 that was proposed to create RegionSmart, a 3-state governmental agency for west TN, north MS and east AR. Also discussed was the Olive Branch 2030 plan. This includes Olive Branch expanding to Marshall county and the possible redistricting of the school system. Some members in attendance made the point that the school districts would have to make the final approvals. Another topic was the changes in our services with the annexation by the city. A concern for several members was the possibility that we are now being served by the Olive Branch FD from Hacks Cross and not the closer volunteer fire department. Wally and the Safety Committee will investigate this. A list of our current elected officials will be distributed by Carra.
- XI. **ELECTIONS** – Carissa announced that she was stepping down as President and Mike Thomas stepped down as well but will still lead the Beautification Committee. Wally Northam was nominated as a candidate for the President position. Some members asked him about his experience and plans/ideas for the neighborhood. Bonnie Delashmit and Angie Halford stepped forward as candidate for the Board. Amie asked if anyone preferred paper ballots instead of the past use of raising hands. There were no objections from members present.

▪ Results:

- President – Wally Northam
- Vice President – Amie Ruffin
- Treasurer – Kyle Werner
- Secretary – Matthew Whitney
- At Large – Brad Richardson
- At Large – Bonnie Delashmit
- At Large – Angie Halford

## XII. **OPEN FORUM FOR DISCUSSION:**

Most open discussion occurred during the discussion of each topic. Many suggestions were made, and points well taken throughout.

**EROSION ISSUES:** A member brought up the issue of the increasing erosion that is occurring from the drainage ditch behind the homes on Saddle Bend. In the past, the county had refused to work on it stating it was the responsibility of the neighborhoods. Carissa and Amie advised that we need to contact the city. The member made the point that the addition of the new neighborhood being built has dramatically increased the water flows. The city will be contacted to see about cleaning and improving the ditch to accommodate the additional water volume.

**COMMUNICATION:** Members asked about the Remind text app and if that was replacing emails and Facebook updates. Carra said that all sources will still be used and that the Remind app was added for members that do not use social media. She also added that an additional group may need to be created as the number of participants was limited for a group. If so, new signs would be put up in the neighborhood and notices would be sent to both groups. A member asked about how issues or concerns needed to be reported to the board with this new channel and was told to continue using the phone number or HOA email address.

**COVENANT VIOLATIONS:** A member asked about enforcement of covenants. They were told that the HOA is still over covenant violations, but the city had taken over any items that violate city code and ordinances.

The HOA Board members would like to thank every HOA member who attended this meeting. This was a positive and refreshing discussion and the turning of a new leaf to developing a more inclusive and active membership. We look forward to working with each of you!