

**French Branch Homeowners Association**  
**Meeting Minutes**

**Date:** November 18,2004

**Time:** 7pm

**Location:** Grace Memorial Baptist Church

**Officers Presiding:** Robert Broome-President, Gewel Beard-Secretary,  
Darlene Brennan- Treasurer

**Homeowners Present:** 8 (see attached attendance sheet)(count does not include officers)

**Agenda for meeting as follows** (see attached sheet)

**Call to Order:** Robert Broome called the meeting to order. Started with Prayer and Pledge of Allegiance.

- Robert asked for motion for approval of minutes from last meeting. Motion made and 2<sup>nd</sup>. All approved.
- Darlene read Treasurers report. (Copy of report attached.)
- New Entrance Signs- Robert took this project over from Anne Smith (who resigned as co-president). The general view of the sign we are planning on having here will be similar to the sign at Grace Memorial Baptist Church. We are going to try and replace signs at Rue Acadian and Pearl Acres. We have five signs but will not try and replace all of them. We also have to work with the homeowners whose property the signs are located on, since French Branch does not actually own any public areas.
- Development in area- Debbie Levis is interested in purchasing the property on the corner of Military and Rue Esplanade to build a business there. The property is presently zoned residential, therefore would have to be re-zoned. At this time Debbie Levis gave a presentation of what her plans are for the property. The building she plans would look like a residential home. She is asking that French Branch support her and that she would be a good neighbor. There was a lengthy discussion about her plans and many homeowners voiced their concerns. Some of the concerns were increased traffic, flooding, cutting down and destroying all the trees, and also setting precedence for other business to build up along Military Road. Debbie assured everyone that this is very unlikely due to the fact there is no other land available along Military to be built on. Discussions continued as to the pros and cons but the one-fact remains that the present

owner of this property is going to sell, so one way or another there will eventually be something built there. Debbie's position is that the property she builds will fit in with the area because it will look like a residential home.

- Elections- Robert went over standard practice for electing new board. We don't have anyone new interested in becoming an officer. The present board members Robert, Gewel and Darlene will continue for the next year if approved by homeowners. Dave will not be able to serve next year but will help out until a replacement can be found. Robert opened floor for new officers, none nominated. Motion for present board to continue and motion 2<sup>nd</sup>. All approved.
- Robert gave a brief school board report, which included discussion about new tax assessments and millages. The present view is that the new assessor did not do a very good job with the property assessments. Gerald Morris briefly discussed his analysis of the assessments. He passed out a copy of the letter he sent to Patricia Core. (Copy attached)
- Again there was not a quorum at the meeting so changes to the Articles of Incorporation could not be done.
- New Business- Beth Beattie is the new contact person for the Welcoming Committee.

The retention pond is still an issue. The pond has become polluted because of geese. There are now approximately 65 geese there that destroy the grass, carry disease, and leave droppings all over property. There are several ways to control them if the surrounding homeowners agree. Although there is one homeowner there that feeds the geese. Literature was passed out about the problems with geese and some of the ways to control them.

Meeting adjourned  
Minutes by Gewel Beard