

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC
February 20, 2014**

OPEN FORUM:

Called to order at 7:00pm by Debi Jones, President. Members present: Edward Betz, Sandy Daniels, Melvin Parker, Judy Shangraw. Members absent: Ken Belkofer, and David Englehart. Office staff present: Lori Anthony.

Homeowners present: None.

Open forum adjourned at 7:00pm.

DIRECTORS MEETING:

Called to order at 7:00pm by Debi Jones, President. Members present: Edward Betz, Sandy Daniels, Melvin Parker, Judy Shangraw. Members absent: Ken Belkofer, and David Englehart. Office staff present: Lori Anthony.

January 2014 MINUTES AND VIOLATION HEARING MINUTES: Melvin made a motion to accept the minutes and Sandy seconded the motion. Minutes approved. Sandy made a motion to accept the violation hearing minutes and Judy seconded the motion. Minutes approved.

TREASURERS REPORT: Lori presented January's Treasurer's Report. Judy made a motion to accept the Treasurer's report, Melvin seconded the motion. Treasurer's Report approved.

COMMITTEE REPORTS:

ARC: No Report.

Playground Committee: No Report.

Nominating Committee: Would like to expand the number of members on the Board if interest picks up. Resolutions can be changed to accommodate more Board members.

Long Term Planning Committee: Ed presented the 2014 project list.

MANAGER'S REPORT: Lori - The violation report was reviewed. There are 156 properties on the violations report with 88 new properties added since January's Board meeting. There are 415 assessment accounts that are delinquent.

UNFINISHED BUSINESS:

- 1. Erosion Concern at Turtle Rock:** This area will be addressed in spring of 2014.

2. Homeowner Assistance Program Request: *No updates at this time.*

3. Adopt-A-Spot: Last month the Board discussed the Adopt-A-Spot program for the Greenbrier sign along Volvo Parkway across from Turtle Rock. The new landscaping company will be asked if they would like to adopt this spot as well as homeowners who may want to form a committee to maintain the area. *Update: Waiting for proposals and volunteers.*

4. Bank@Lantec CD Rates: The Board will consider transferring a portion of money from the General Reserve into a CD account. The current balance in the General Reserve is over \$175,000 and transferring a portion of funds into a CD account could show returns that are higher than in the current account. *Update: CD rates from Bank@Lantec were reviewed and the current business savings rates are the same as CD rates, so no change at this time.*

New Business:

1. Offer of Tree from Homeowner in Logan's Mill: Mr. Cagle on Logan's Mill Trail is offering to transplant a magnolia tree from his back yard to the common area. The tree is approximately 5 feet tall and he will plant it, provide the soil, water, etc. as needed. The area he is suggesting is the small park along Dawnee Brook Trail North and Logan's Mill Trail, on the side of the walkway closest to the street. *Motion Denied.*

2. Lawn Maintenance Standards Update: Attached are the lawn Maintenance standards for all homes in GPOA. The Board may want to consider updating them. *Update: The ARC will review the standards and make any recommendations to the Board.*

3. Certified Public Accountant: Attached is the proposal for the CPA to review the financial records and prepare the 2013 tax filing for the GPOA at a cost of \$2,400.00. Judy made the motion to approve the proposal and Sandy seconded the motion. *Motion Passed.*

4. Miscellaneous:

Melvin - Copies of the City of Chesapeake trash pickup schedule should be added to the GPOA Newsletter.

Judy - A contribution to the City of Chesapeake Police Department should be discussed at the March Board meeting.

Melvin made a motion to adjourn the meeting and Judy seconded the motion.

Meeting adjourned at 7:51pm.