

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC
April 17, 2014**

OPEN FORUM:

Called to order at 7:02pm by Debi Jones, President. Members present: Edward Betz, Sandy Daniels, Judy Shangraw, Ken Belkofer, and David Englehart. Members absent: Melvin Parker. Office staff present: Lori Anthony and Marie Belkofer.

Homeowners present: None.

Open forum adjourned at 7:02pm.

DIRECTORS MEETING:

Called to order at 7:03pm by Debi Jones, President. Members present: Edward Betz, Sandy Daniels, Judy Shangraw, Ken Belkofer, and David Englehart. Members absent: Melvin Parker. Office staff present: Lori Anthony and Marie Belkofer.

March 2014 MINUTES: Ken made a motion to accept the minutes and Judy seconded the motion. Minutes approved.

TREASURERS REPORT: Lori presented March's Treasurer's Report. Sandy made a motion to accept the Treasurer's report, Dave seconded the motion. Treasurer's Report approved.

COMMITTEE REPORTS:

ARC: May 1st is the judging for "The Yard of the Month".

Playground Committee: Presented 3 options of playground equipment for Turtle Rock. Cap for expenses should not be more than \$11,000. Further information is needed.

Nominating Committee: No Report.

Long Term Planning Committee: No report.

MANAGER'S REPORT: Lori - The violation report was reviewed. There are 184 properties on violation report with 71 new properties added since March's Board meeting. There are 155 assessment accounts that are delinquent.

UNFINISHED BUSINESS:

1. Erosion Concern at Turtle Rock: This area will be addressed in the spring. *Update: The area was reviewed with Atlantic Landscaping Management. They suggested raising the tree canopy as well as refraining from mowing under some of the trees. They will propose ideas for installing mulch, adding plants, etc. to be completed in the fall.*

2. Homeowner Assistance Program Request: Information from our attorney is attached separately. An Executive Session should be called to discuss this matter.

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: Josh with Atlantic is interested in participating in this program.*

4. Kayak Launch: Homeowner Wayne Bradby attended the March Board meeting and asked the Board to consider installing a kayak/canoe launch at the park. He gave the Board a proposal for a floating dock and asked the Board to consider funding the project as the budget allows. Melvin and Lori met with Chuck Archer with Inlet Marine at the site and we are awaiting a proposal from him. The Board asked Wayne Bradby for information on the warranty that the floating dock offers. He forwarded that to us and it is included in the Board package.

5. Police Department Donation: The Board approved a \$500 donation to the Chesapeake Police Department's 5th Precinct and asked for them to attend a future meeting. Update: Officer Gonzalez has informed us that retiring Captain Fisher will attend the May meeting to accept the donation.

New Business:

1. **Woodgate Commons Test Program:** It was suggested the Board consider a test program to improve the aesthetics in the townhome neighborhoods, beginning with Woodgate Commons. Paint colors, landscaping improvements, rental restrictions, etc. would be considered. This will be discussed in a future meeting.

2. **GPOA Status Report from Atlantic Landscape:** Attached is the report provided by Atlantic Landscape on March 21, 2014. They have listed some of their observations and raised several issues for us to clarify for them.

3. Miscellaneous:

None.

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

Meeting adjourned at 8:40 pm.