

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC
May 15, 2014**

OPEN FORUM:

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

Homeowners present: None.

Chesapeake Police Officers: Captain Heckler and Officer Gonzalez

Open forum adjourned at 7:13 pm.

DIRECTORS MEETING:

Called to order at 7:13 pm by Debi Jones, President. Members present: Edward Betz, Sandy Daniels, Judy Shangraw, Ken Belkofer, and Melvin Parker. Members absent: David Englehart. Office staff present: Lori Anthony and Marie Belkofer.

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

COMMITTEE REPORTS:

ARC: May 18th and 19th is the judging for "The Yard of the Month".

Playground Committee: Presented layout for playground equipment for Turtle Rock. The equipment included a swing set and playground gym for a total cost of \$13,925. Judy made a motion to purchase equipment for the playground, Edward seconded the motion. Playground Approved.

Nominating Committee: No Report.

Long Term Planning Committee: Need to prioritize the list for bulkheads that need repairs.

MANAGER'S REPORT: Lori - The violation report was reviewed. There are 184 properties on the violations report with 71 new properties added since May's Board meeting. There are 111 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. A proposal of \$35,550 for the repair of 145 feet of bulkhead repair and replacement was reviewed. Judy made a motion to accept the proposal, Ken seconded the motion. Motion Accepted. Melvin made a motion to have Rick Bartlett draft the drawings for the bulkhead, Sandy seconded the motion. Motion accepted.

2. Homeowner Assistance Program Request: An Executive Session should be called to discuss this matter as an update from the attorney dated May 7, 2014, is attached separately.

3. Adopt-A-Spot: In March's meeting, 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. Josh with Atlantic is interested in participating in this program. *Update: Josh is drafting a proposal for the area.*

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 asking the Board to consider funding the project as the budget allow. 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 last board meeting. *Update: The Board asked if the footbridge bulkhead repair and extension price could be reduced. The proposal was received and is attached on page 6.*

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. Officer Gonzalez and Captain Heckler attended the meeting to accept the donation.

New Business:

1. Homeowner Request: The attached letter is from an owner in Woodgate Commons. He wants to obtain a license to run a daycare out of his home. When applying for the license with the City, they advised him that the approval from GPOA was necessary. The Board asked for the owner to be requested to attend a future meeting to discuss this in detail.

2. 5 Acre Park Boat Access: A homeowner from Ashley Woods called the GPOA office to inquire about placing a bass boat in the lake. The launch and access would be from 5 Acre Park. He was asked to attend the May Board meeting to discuss this matter with the Board. In the meantime, this owner drove the boat and trailer across the common ground to the lake. Another owner witnessed this and called the Police. The Board will be drafting rules for boating and fishing on the lakes.

3. Budget Committee: A committee needs to be formed to propose a new operating budget for 2015. The members of the committee will be Sandy Daniels, Debi Jones, Ken Belkofer, and Melvin Parker.

4. Miscellaneous:

None.

Executive Committee Meeting: Called to order at 8:16pm. Meeting adjourned at 8:35pm.

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

Meeting adjourned at 8:35 pm.

Ed Betz, Secretary

Debi Jones, President