

**BOARD OF DIRECTORS MEETING  
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC  
June 19, 2014**

**OPEN FORUM:**

Called to order at 7:00 pm by Debi Jones, President. Members present: Edward Betz, Sandy Daniels, Judy Shangraw, Ken Belkofer, David Englehart, and Melvin Parker. Members absent: None. Office staff present: Lori Anthony. Absent: Marie Belkofer.

Homeowners present: None.

Chesapeake Police Officers: None.

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, David Englehart, and Melvin Parker. Members absent: None. Office staff present: Lori Anthony. Absent: Marie Belkofer.

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

**COMMITTEE REPORTS:**

**ARC:** May 18<sup>th</sup> and 19<sup>th</sup> is the judging for "The Yard of the Month".

**Playground Committee:** Playground equipment is being installed.

**Nominating Committee:** No Report.

**Long Term Planning Committee:** No Report.

**MANAGER'S REPORT:** Lori - The violation report was reviewed. There are 239 properties that are on the violation report with 89 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. The area was reviewed with Atlantic Landscape 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:** An Executive Session should be called to discuss this matter as an update from the attorney dated June 2, 2014, is attached separately.

**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: Atlantic Landscape provided a rendering of proposed landscape improvements. Volunteers are needed to clean and paint the signs at Greenbrier and Volvo.

**4. Police Department Donation:** The Board approved a \$500 donation to the Chesapeake Police Department's 5<sup>th</sup> Precinct and asked for them to attend a future meeting. Officer Gonzalez and Captain Heckler attended the May Board meeting to accept the donation. Update: A copy of the thank you letter from Chief of Police Kevin Wright is attached.

**5. Woodgate Commons Test Program:** It was suggested that the Board consider a test program for Woodgate Commons. The goal of the program is to improve the aesthetics in the neighborhood. Architectural standards that specifically define colors and styles of doors, shutters, roofs, styles of fencing, and number of evergreen bushes, etc. could be developed. Improvements including adding landscaping, removing nuisance trees, adding signage, etc., could be considered. Legal advice would be necessary. *Update: At the April meeting the Board asked that this be postponed to another meeting and to include reducing the number of letters before violation hearings are held.*

#### **New Business:**

**1. Boating and Fishing Regulations:** A draft of proposed regulations regarding what types of boats can be used in the lakes and fishing regulations is attached.

**2. Homeowner Request:** A new homeowner in Woodgate Commons has installed a window air conditioning unit into a front facing window. A letter was sent asking for it to be removed. He brought in the attached note from his doctor regarding the unit. The Board decided that the window air conditioning unit violates the regulations and must be removed.

**3. Proposed Budget for 2015:** The budget committee met on June 9, 2014, and reviewed several budget options for next year. The committee is recommending that no assessment increase is necessary for 2015. The attached budget was recommended and Ken made a motion to accept the Budget for 2015, Melvin seconded the motion. Budget for 2015 approved.

#### **4. Miscellaneous:**

None.

Executive Committee Meeting: Called to order at 8:00pm to discuss the Homeowner Assistance Program. Meeting adjourned at 8:10pm.

Directors meeting called back to order at 8:10pm.

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

Meeting adjourned at 8:11 pm.

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Ed Betz, Secretary

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Debi Jones, President