

**BOARD OF DIRECTORS MEETING  
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC  
August 21, 2014**

**OPEN FORUM:**

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

Homeowners present: None.

Open forum adjourned at 7:02 pm.

**DIRECTORS MEETING:**

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

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

**COMMITTEE REPORTS:**

**ARC:** "The Yard of the Month" is complete for the year.

**Playground Committee:** No Report.

**Nominating Committee:** Need more homeowners' to get involved.

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

**MANAGER'S REPORT:** Lori - The violation report was reviewed. There are 249 properties that are on the violation report with 119 new properties added since July's Board meeting. There are 531 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. Update: The brick pavers in the area were removed.

**2. Homeowner Assistance Program Request:** No update.

**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 sign at Greenbrier and Volvo. *No update at this time.*

**4. 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 considered. Legal advice would be necessary. *Update: The Board decided to implement a 2 notice policy for any discrepancies to properties that are still in violation. Then to proceed with further action after 60 days and or a violation hearing.*

**5. Boating and Fishing Regulations:** The board reviewed draft regulations at the June meeting. Additional items have been added for review. *Update: The regulations have been written and a resolution prepared by the attorney for the Board to adopt. Corrections were made and Ken made a motion to accept the Boating and Fishing Regulations, and Dave seconded the motion. Boating and Fishing Regulations approved.*

## **New Business:**

**1. Annual Meeting:** The Annual Meeting will be held on Tuesday, September 16<sup>th</sup> at 8:00 pm. The Board of Directors should plan on being at the meeting by 7:30 pm. It is crucial that all attend so that business can be conducted.

**2. CPA Financial Audit and Tax Preparation:** The draft of the financial statements were reviewed. The reports were approved with one question regarding the amount indicated under assets for the operating fund for the footbridge and bulkhead

### **4. Miscellaneous:**

Lori – Distributed a listing that indicates the number of rental properties in each neighborhood.

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

Meeting adjourned at 8:31 pm.