

**36<sup>th</sup> Annual Meeting of the Members of the  
Greenbrier Property Owners Association, Inc.  
September 16, 2014, 8:00 p.m.**

**I. Call to Order, Debi Jones, President.**

**8:00 p.m.** Called to order by Debi, no quorum of 991, motion to adjourn made by Sandi and seconded by Dave. Motion passed.

**8:05 p.m.** Called to order by Debi, no quorum of 496, motion to adjourn made by Ed and seconded by Melvin. Motion passed.

**8:10 p.m.** Called to order by Debi, no quorum of 248, motion to adjourn made by Melvin and seconded by Sandy. Motion passed.

**8:15 p.m.** Called to order by Debi, no quorum of 124, motion to adjourn made by Dave and seconded by Melvin. Motion passed.

**8:20 p.m.** Called to order by Debi, no quorum of 62, motion to adjourn made by Ed and seconded by Dave. Motion passed.

**8:25 p.m.** Called to order by Debi, a quorum of 31 was met. 1 homeowner were present and 39 proxies.

**Members present:** Debi Jones, Melvin Parker, Sandy Daniels, Edward Betz, and David Englehart. Member absent: Judy Shangraw and Ken Belkofer.

**Non board members present:** Lori Anthony, Property Manager, Marie Belkofer, Administrative Assistant, and 1 homeowner representing ownership of 1 home in the GPOA.

**II. 2015 Proposed Budget Review, Lori Anthony, Association Manager.** Operating expenses should be stable or with possible decreases. Current dues are sufficient to maintain as we are at this time.

**III. IRS Revenue Ruling, Edward Betz, Secretary:** Excess income applied to the next year's assessment Revenue Ruling 70-604. Excess of membership income over membership expenses of the year ended 12/31/2014 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

**IV. Appointment of vote counters and observers, Debi Jones, President:** Marie Belkofer was the observer, and Mary Kelly and Sandy Daniels as vote counters.

**V. Announcement of candidates for Board of Directors, Edward Betz** made the announcement of candidates with one position up for re-election, held by incumbent Debi Jones.

**VI. Nominations from the floor, Melvin Parker, Treasurer:** No nominations from the floor.

- VII. Collection of Ballots.** Board members voted the proxies given to them.
- VIII. Voting Results,** Marie Belkofer, Administrative Assistant:  
2015 Proposed Budget: 45 yes, 0 nay, item approved.  
IRS Revenue Ruling: 45 yes, 0 nay, item approved.  
Board of Directors: Debi Jones, 45 yes, nay 0.
- IX. Closing Comments,** Debi Jones, President: It has been a slow year but we were able to install the playground in Turtle Rock. We have a new landscaping company that will be on a 3 year contract. We have a shortage of volunteers for the committees and the board therefore we implemented a change to the bylaws to reduce the number of board members required from 9 to 7 members. Thank you to the Board Members for volunteering their time and to Lori and Marie for handling the office in a professional manner.
- X. Adjourn:** Melvin made a motion to adjourn the meeting at 8:43pm and Dave seconded. Motion passed.

Respectfully,

---

Edward Betz, Secretary

---

Debi Jones, President