

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC
February 19, 2015**

OPEN FORUM:

Called to order at 6:50 p.m. by Debi Jones, President. Members present Ken Belkofer, Edward Betz, Sandy Daniels, and David Englehart. Member Absent: Melvin Parker and Judy Shangraw. Office staff present: Lori Anthony, and Marie Belkofer.

Homeowners present: None.

Chesapeake Police Officers: None.

Open forum adjourned at 6:50 p.m.

DIRECTORS MEETING:

Called to order at 6:50 pm by Debi Jones, President. Members present Ken Belkofer, Edward Betz, Sandy Daniels, and David Englehart. Member Absent: Melvin Parker and Judy Shangraw. Office staff present: Lori Anthony, and Marie Belkofer.

ANNUAL MEETING MINUTES: Ken made a motion to accept the Annual Meeting Minutes, Dave seconded the motion. Annual Meeting Minutes approved.

NOVEMBER MEETING MINUTES: Ken made a motion to accept the meeting minutes, Sandy seconded the motion. Meeting minutes approved.

DECEMBER MEETING MINUTES: Edward made a motion to accept the meeting minutes, Dave seconded the motion. Meeting minutes approved.

JANUARY MEETING MINUTES: Ken made a motion to accept the meeting minutes, Edward seconded the motion. Meeting minutes approved.

TREASURERS REPORT: Lori presented January'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: No Report.

Playground Committee: No Report.

Nominating Committee: No Report.

Long Term Planning Committee: No Report.

MANAGER'S REPORT: Lori - The violations report was reviewed. As of February 13, 2015, there are 164 properties on the report. 97 new violation letters were sent since the January Board meeting.

Past due assessment accounts: The first billing for 2015 was due January 31, 2015. As of February 13, 2015, **466** accounts have not been paid.

UNFINISHED BUSINESS:

1. Townhome Revitalization Program: Some of the townhome landscaping improvements for the common grounds have been completed: Woodgate Commons – installed ligustrum behind Fawnwood Common, River Birch Run – added crape myrtle to River Birch Court area, Mill Quarter – added wax myrtles behind Cedar Mill Square. *Update:* The items from the proposal that was approved at December's Board Meeting are still in the process of being installed.

2. By-Law Change for Annual Meeting: The resolution prepared by the attorney has been received today to change the Annual Meeting start time to 7:00 p.m. Sandy made a motion to accept the resolution, Dave seconded the motion. By-Law Change approved.

3. Foot Bridge Rip Rap Update: Rip rap has been installed on two sides of the bridge. The weather has delayed the other sides.

NEW BUSINESS:

1. CPA Proposal for Audit and Tax Preparation: The CPA proposal cost is \$2450.00. Edward made a motion to accept the proposal, Ken seconded the motion. CPA Proposal approved.

2. Miscellaneous: Ken inquired to the status of a property in Turtle Rock – no change at this time.

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

Meeting adjourned at 7:18 p.m.

Ed Betz, Secretary

Debi Jones, President