

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC.
June 18, 2015**

SPECIAL MEETING:

A special meeting was held at 6:30pm with Troy Parker of Parker/Burnell Real Estate Group. Troy presented a proposal for the use of the land next to the 7-11 building. The proposal was for “Brookside Landing” shopping center and a possible drive thru Dunkin Donut. He will keep us up to date on the progress of this shopping center.

OPEN FORUM:

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

Homeowners present: None.

Chesapeake Police Officers: Officer Shields.

Officer Shields gave an update of what is happening in Greenbrier. The River Birch Run area had some bicycle thefts. The police are still doing bike patrols in our neighborhoods.

Open forum adjourned at 7:15pm

DIRECTORS MEETING:

Called to order at 7:28pm by Debi Jones, President. Members present Ken Belkofer, Judy Shangraw, and Sandy Daniels. Member Absent: Melvin Parker, Dave Englehart and Edward Betz. Office staff present: Lori Anthony, and Marie Belkofer.

MAY MEETING MINUTES: There were two changes to be made to May’s minutes, Greenbrier Mall and the breakdown of voting on the budget. Ken made a motion to accept the May minutes with corrections, Judy seconded the motion. May minutes approved.

TREASURERS REPORT: Lori presented June's Treasurer’s Report. Sandy made a motion to accept the Treasurer’s report, Judy seconded the motion. Treasurer’s Report approved.

COMMITTEE REPORTS:

ARC Committee: No report.

Playground Committee: What would the Board like to see at the 5 Acre Park? The playground committee will meet in July to discuss the planning of the park.

Nominating Committee: No Report.

Long Term Planning Committee: No Report.

Budget Committee: See item 2 under Unfinished Business

MANAGER'S REPORT: Lori - The violations report was reviewed. There are about 150 properties on the report. The next assessment will be added on June 22nd then printed and mailed out by June 26th. The assessment will be due July 31st.

UNFINISHED BUSINESS:

Ken made an incidental motion to the board to adopt "Roberts Rules of Order" as it relates to bringing motions to the board. Judy seconded the motion. Incidental motion on adopting "Roberts Rules of Order" was passed.

- 1. Townhome Revitalization Program:** See item 4 under Unfinished Business.
- 2. Budget for 2016, 2017, and 2018:** The budget was presented to the Board for a \$24.00 increase. A recommendation was presented to the board by the Chairwoman, Lori, of the Budget Committee to a \$24.00 assessment increase for 2016, 2017, and 2018. Sandy made the motion to accept the recommendation to increase the assessment from \$200.00 to \$224.00 for 2016, 2017 and 2018. According to "Roberts Rule of Order", page 507 lines 18 and 19, "No second is required in these cases, since the motion is made on behalf of the board or committee (see page 36, lines 15-23) A motion made by direction of a board or duly appointed committee of the assembly requires no second from the floor, since the motion's introduction has been directed by a majority vote within the board or committee and is therefore desired by at least two assembly members or elected or appointed persons to whose opinion the assembly is presumed to give weight regarding the board's or committee's concerns." Ken abstained from the vote. Motion to increase assessment from \$200.00 to \$224.00 passed.

- 3. Mill Quarter Certificate of Deposit:** The Association placed \$30,000.00 in a CD for Mill Quarter with Monarch Bank.
- 4. Lawn Maintenance Resolution:** The attorney sent a letter on whether the lawn maintenance standards can be adopted in resolution form. The attorney would not recommend doing this due to the fact the Association would need a 2/3's vote of the owners for each phase of the covenants.
- 5. Miscellaneous:** Ken will not be at the July meeting. He will be out of town. Judy inquired when was the last time a donation was made to the Chesapeake Police Department 5th Precinct. It was noted that the last time was May 15, 2014. Debi made a motion for a donation of \$600.00 to the Chesapeake Police Department 5th Precinct. Ken second the motion. Lori informed the Board that Chesapeake Recycles Days was June 27th. Did the Board want to take the old computers and recycle them that day? It was recommended donating them to the Salvation Army or DAV. A homeowner in Ashley Woods South was asking if the Board would allow honey bee hives within the Association. The City of Chesapeake passed the resolution of allowing bee hives in residential areas. The Board said that no bee hives are allowed within the residential areas of the Association. A homeowner asked Lori about golf carts parking in driveways within the Association. The Board states that it is okay to park golf carts in the driveway as long as they are parked in the same direction as a car would be parked. No riding on common areas or streets.

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

Meeting adjourned at 8:14pm.

Ed Betz, Secretary

Debi Jones, President