

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC
December 17, 2015**

OPEN FORUM

Called to order at 6:40pm by Debi Jones, President. Members present: Melvin Parker, Ken Belkofer, Sandy Daniels. Members absent: Edward Betz, Judy Shangraw and David Englehart. Office staff present: Lori Anthony and Marie Belkofer. Homeowners present: Joy Wansley, Patrick Finley and Liliana Finley. Guests: None.

Ms. Wansley discussed her account. Mr. and Mrs. Finley discussed the playhouse on their property. The Finley's stated they would adjust the playhouse to the approved ARC application.

Open forum adjourned at 6:50pm.

DIRECTORS MEETING:

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

July, August, September, October, November and Annual 2015 MINUTES: A motion was made by Ken to accept the July minutes and Melvin seconded the motion. Motion passed. A motion was made by Melvin to accept the August minutes and Ken seconded the motion. Motion passed. A motion was made by Melvin to accept the Annual minutes and Ken seconded the motion. Motion passed. A motion was made by Sandy to accept the September minutes and Melvin seconded the motion. Motion passed. A motion was made by Ken to accept the October minutes and Melvin seconded the motion. Motion passed. A motion was made by Melvin to accept the November minutes and Sandy seconded the motion. Motion passed.

TREASURERS REPORT: See New Business.

COMMITTEE REPORTS:

ARC: Debi Jones – The Holiday Decorating Contest is December 18, 2015, at 6:00pm.

Playground Committee: Marie Belkofer – No report.

Nominating Committee: Melvin Parker – No report.

Long Term Planning Committee: Ed Betz – No report.

MANAGER'S REPORT: Lori - Violation report reviewed. There are a total of 173 properties on the list with 64 new properties added since the November meeting. The office sent out several letters for siding and trash cans.

UNFINISHED BUSINESS:

Employee Evaluation Committee: A motion to postpone until more Board Members are present was made by Melvin and seconded by Sandy. Motion passed. An executive session for Employee Evaluations is scheduled for January 4, 2016, at 7:00pm.

New Business:

1. General Reserve Transfer: Lori recommends transferring the budgeted amount of \$46,760.00 to general reserves. Ken made a motion to transfer \$46,760.00 to general reserves and Melvin seconded the motion. Motion passed.

2. Miscellaneous:

Ken – Starting in February he would like to use the conference room once a quarter on the second Monday, to hold a Community Emergency Response Team meeting.

Debi – At this time not sure what is going on with Ed Betz, III. She would like for Ed to stay on the board as a director, but have Sandy Daniels as secretary in order to do the Association business in a timely manner. Melvin made a motion to nominate Sandy Daniels as secretary and Ed Betz, III to remain on as a director. Ken seconded the motion and the motion passed.

Meeting Adjourned at 7:42pm. Melvin made a motion to adjourn the meeting and Sandy seconded the motion. Motion passed