

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC
April 21, 2016**

OPEN FORUM

Called to order at 7:00pm by Debi Jones, President. Members present: Melvin Parker, Judy Shangraw, Sandy Daniels and Edward Betz. Members absent: Ken Belkofer. Office staff present: Lori Anthony and Marie Belkofer. Homeowners present: Jerry Curley and Wayne Bradby. Guests: None.

Wayne Bradby and Jerry Curley discussed the status of the kayak ramp.

Open forum adjourned at 7:23pm.

DIRECTORS MEETING:

Called to order at 7:24pm by Debi Jones, President. Members present: Sandy Daniels, Judy Shangraw, Edward Betz and Melvin Parker. Members absent: Ken Belkofer. Office staff present: Lori Anthony and Marie Belkofer.

March Minutes: A motion was made by Ed to accept the March minutes and Melvin seconded the motion. Motion passed.

TREASURERS REPORT: A motion was made by Judy to accept the Treasurer's report and Sandy seconded the motion. Motion passed.

COMMITTEE REPORTS:

ARC: Debi Jones – The 1st three winners of Yard of the Month will be selected for June.

Playground Committee: Marie Belkofer – No report.

Nominating Committee: Melvin Parker – No report.

Long Term Planning Committee: Ed Betz – There will be a meeting on May 16, 2016, at 7:00pm to discuss potential projects.

MANAGER'S REPORT: Lori - Violation report reviewed. There are a total of 181 properties on the list with 57 new properties added since the March meeting. There are 151 assessments that have not been paid that were due January 31, 2016.

UNFINISHED BUSINESS:

1. **Mill Quarter sidewalk repair:** Rick Bartlett with Professional Construction Consultants brought the elevation drawings for repairs of the concrete “swale” sidewalk. Lori will be asking for new bids for the repair work.
2. **Political sign rules:** The attorney Thomas, Adams & Associates mailed us the opinion letter dealing with political signs. Melvin made a motion that political signs can be placed in homeowner yards 30 days before the voting date and removed 7 days after the voting date. They must not obstruct the view of traffic. The size of the political sign should be no larger than the size of a typical real estate sign. Ed seconded the motion. Motion passed.

New Business:

1. **Kayak ramp:** Lori received a quote from Rick Bartlett with Professional Construction Consultants of \$1,265.00 to prepare the drawings and approval process with the City, State, and Army Corp of Engineers for rip rap and a kayak ramp for Weber Park. Ed made a motion to accept the quote from Rick Bartlett. Melvin seconded the motion. Motion passed. Wayne Bradby and Jerry Curley will meet with Jon Dunn from Affordable Floating Docks, Inc. to discuss the kayak ramp.

2. Miscellaneous:

Ed – He made a motion on billing/collection procedures to begin in January 2017: The invoice will go out January 1st and is due January 31st. A second notice letter will be mailed February 1st and will be due February 28th. On March 1st all unpaid accounts will be turned over for collection. The second half of the year’s assessment invoice will go out July 1st and is due July 31st. The second notice letter will be mailed August 1st and is due August 31st. On September 1st all unpaid accounts will be turned over for collection. Melvin seconded the motion. Judy abstained from the vote. Motion passed.

Judy – She checked out a request from a charity for a donation from GPOA. She recommends we do not make a donation to the charity organization. Although it appears to be a worthwhile cause, we do not want to set precedence for other organizations. The Board agreed.

Lori – The electronic speed limit sign is on River Birch Run North.

Ed made a motion to adjourn the meeting and Melvin seconded the motion. Motion passed.

Meeting Adjourned at 8:30pm.

Executive session called to order at 8:31pm by Debi Jones, President.

Melvin made a motion to adjourn the Executive session at 8:50pm and Ed seconded the motion. Motion passed.

At 8:51pm the April 21, 2016 Board of Directors Meeting was re-opened. The Board discussed the violation fines of 2 homeowners in an Executive session.

Melvin made a motion to adjourn the meeting and Sandy seconded the motion. Motion passed.

Meeting adjourned at 8:52pm.

Scribed by Marie Belkofer for Sandy Daniels, Secretary

Debi Jones-President