

**38<sup>th</sup> Annual Meeting of the Members of the  
Greenbrier Property Owners Association, Inc.  
September 15, 2015**

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

**7:00 p.m.** Called to order by Debi, no quorum of 991, motion to adjourn made by Sandy and seconded by Dave. Motion passed.

**7:05 p.m.** Called to order by Debi, no quorum of 496, motion to adjourn made by Ed and seconded by Melvin. Motion passed.

**7:10 p.m.** Called to order by Debi, no quorum of 248, motion to adjourn made by Melvin and seconded by Sandy. Motion passed.

**7:15 p.m.** Called to order by Debi, no quorum of 124, motion to adjourn made by Dave and seconded by Melvin. Motion passed.

**7:20 p.m.** Called to order by Debi, no quorum of 62, motion to adjourn made by Ed and seconded by Dave. Motion passed.

**7:25 p.m.** Called to order by Debi, a quorum of 31 was met. 2 homeowners were present and 40 proxies.

**Members present:** Debi Jones, Melvin Parker, Sandy Daniels, Edward Betz, Judy Shangraw, Ken Belkofer and David Englehart. Member absent: None.

**Non board members present:** Lori Anthony, Property Manager, Marie Belkofer, Administrative Assistant, and 2 homeowner representing ownership of 2 homes in the GPOA.

**II. 2016 Proposed Budget Review, Lori Anthony, Association Manager.** Most operating expenses should be stable; however dues will increase in 2016 due largely because of the increase in landscaping costs.

**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 12/31/2015 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:** Melvin Parker was the observer, Robert Cuffee, Helen Istre and Marie Belkofer was the vote counters.

**V. Announcement of candidates for Board of Directors, Edward Betz** made the announcement of candidates with three positions up for re-election, held by incumbent Edward Betz, Judy Shangraw and David Englehart.

**VI. Nominations from the floor, Melvin Parker, Treasurer:** There were two nominations from the floor, Helen Istre and Robert Cuffee.

**VII. Collection of Ballots.** Board members voted the proxies given to them.

**VIII. Voting Results, Marie Belkofer, Administrative Assistant:**  
2016 Assessment increase: 46 yes, 2 nays, item approved.  
IRS Revenue Ruling: 48 yes, 0 nay, item approved.  
Board of Directors:  
Edward Betz 45 yes, 3 nays.  
Judy Shangraw 46 yes, 2 nays.  
David Englehart 46 yes, 2 nays.  
Robert Cuffee 40 yes, 8 nays.  
Helen Istre 39 yes, 9 nays.

**IX. Closing Comments, Debi Jones, President:** A new landscaping company was chosen for a 5 year contract, Town Scapes. They are servicing our property 36 times per year. This is almost double what the previous companies were doing. The bulkhead at Turtle Rock behind Quarter Path Trail was replaced and rip rap was added on all 4 corners of the footbridge. Additional plants were added to help with the erosion. Lori and Marie continue to assist the homeowners and keep the office running smoothly. 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:** Ken made a motion to adjourn the meeting at 8:43pm and Judy seconded. Motion passed.

Respectfully,

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Edward Betz, Secretary

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Debi Jones, President