

**42<sup>nd</sup> Annual Meeting of the Members of the  
Greenbrier Property Owners Association, Inc.  
September 17, 2019**

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

**7:00 p.m.** Called to order by Debi Jones, no quorum of 991, motion to adjourn made by Melvin Parker and seconded by Donnell Parham. Motion passed.

**7:05 p.m.** Called to order by Debi Jones, no quorum of 496, motion to adjourn made by Donnell Parham and seconded by Sandy Daniels. Motion passed.

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

**7:15 p.m.** Called to order by Debi Jones, no quorum of 124, motion to adjourn made by Mary Kelly and seconded by Judy Shangraw. Motion passed.

**7:20 p.m.** Called to order by Debi Jones, no quorum of 62, motion to adjourn made by Bill Lawton and seconded by Melvin Parker. Motion passed.

**7:25 p.m.** Called to order by Debi Jones, a quorum of 31 was met. 5 homeowners, 6 voting board members and 2 tenants were present. 28 proxies were assigned to the Board of Directors.

**Board Members present:** Debi Jones, Melvin Parker, Sandy Daniels, Bill Lawton, Judy Shangraw, and Donnell Parham. Member absent: None.

**Non board members present:** Lori Anthony, Association Manager, Marie Belkofer, Administrative Assistant, 5 homeowners (Mary Kelly, Gary and Norma Murff, William Wood and Brenda Smith-Watson) representing ownership of 4 homes and 2 tenants (Mr. and Mrs. Millena) in the GPOA.

**II. Annual Meeting Minutes for 2018 Review,** Lori Anthony reviewed the Annual Meeting Minutes for 2018. A motion was made to accept the minutes by Donnell and seconded by Bill.

**III. 2020 Proposed Budget Review,** Lori Anthony reviewed the budget.

**IV. IRS Revenue Ruling,** Judy Shangraw read the resolution: Excess income applied to the next year's assessment Revenue Ruling 70-604. Excess of membership income over membership expenses of the year ended 12/31/2019 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

**V. Appointment of vote counters and observers,** Debi Jones asked for volunteers to observe and count the votes. Sandy Daniels and Gary Murff were the observers; Marie Belkofer was the vote counter.

**VI. Announcement of candidates for Board of Directors,** Melvin Parker made the announcement that there were three open positions. The candidates are incumbents Sandy Daniels and Melvin Parker and candidate Joseph Castillo.

**VII. Nominations from the floor,** Melvin Parker called for nominations from the floor. There were none.

**VIII. Collection of Ballots.** Marie Belkofer handed out the ballots and collected the ballots.

**IX. Voting Results,** Marie Belkofer:

IRS Revenue Ruling:	37 Approve	0 Disapprove	0 Abstain
Budget for 2020:	37 Approve	0 Disapprove	0 Abstain
Board of Directors:			
Melvin Parker	37 Votes		
Sandy Daniels	37 Votes		
Joseph Castillo	37 Votes		

**X. Closing Comments,** by Debi Jones: Projects completed this year; 168 sidewalk sections have been repaired at a cost of \$21,139, playground repairs and mulch at a cost of \$7243, lake edge clearing at Mill Quarter and Turtle Rock at a cost of \$10,309, 51 trees have been removed this year at a cost of \$30,000+, and a drain system has been installed between two buildings on Mill Stream Way at a cost of \$1481. The BrierPatch is no longer being published which saves \$3000 per year, the office copier has been purchased saving \$2200 per year, a towing resolution for property owned by GPOA has been implemented, the Cypress Place erosion control project is still being planned and the GPOA office now accepts credit cards for assessment payments.

**XI. Adjourn:** Bill Lawton made a motion to adjourn the meeting at 8:32pm and Melvin Parker seconded. Motion passed.

Approved By: Debi Jones, President \_\_\_\_\_

*Minutes scribed by Lori Anthony, Association Manager*