

**40th Annual Meeting of the Members of the
Greenbrier Property Owners Association, Inc.
September 19, 2017**

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 Melvin and seconded by Donnell. Motion passed.

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

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

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

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

7:25 p.m. Called to order by Debi, a quorum of 37 was met. 6 homeowners, 7 voting board members were present and 28 proxies.

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

Non board members present: Lori Anthony, Property Manager, Marie Belkofer, Administrative Assistant, and 6 homeowners representing ownership of 4 homes in the GPOA.

II. 2018 Proposed Budget Review, Lori Anthony, Association Manager. Lori reviewed the budget.

III. IRS Revenue Ruling, Judy Shangraw, Vice President: Excess income applied to the next year's assessment Revenue Ruling 70-604. Excess of membership income over membership expenses of the year ended 12/31/2017 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: Sandy Daniels and Sherrie Parker were the observers; Marie Belkofer was the vote counter.

V. Announcement of candidates for Board of Directors, Melvin Parker made the announcement that there was one open position. The candidate was incumbent Debi Jones. Melvin would like to discuss the number of Board of Directors at a later date.

VI. Nominations from the floor, Melvin Parker, Treasurer: There were no nominations from the floor.

VII. Collection of Ballots. All members voted and the Board voted per the proxies given to them.

VIII. Voting Results, Marie Belkofer, Administrative Assistant:

IRS Revenue Ruling:	36 Approve	1 Abstain
Budget for 2017:	36 Approve	1 Abstain
Board of Directors:		
Debi Jones	37 Votes	

IX. Closing Comments, Debi Jones, President: We continue to improve our common ground appearance with Town Scapes taking care of our 70 acres of common grounds. 15 new park benches were purchased and installed this year. The kayak launcher was installed at Weber Park. This will make it much easier for our residents to launch their kayaks and canoes. A split rail fence was installed in front of 5 Acre Park. This part of the multi-phase renovation expected to take several years to complete. Fitness equipment and play equipment will be added next year. The common ground area along Eden Way behind Cedar Mill Square will be renovated in phases, with the first phase being the removal of trees and the installation of shrubbery and grass seed behind 2 of the buildings. The website was redesigned and is much more user friendly and is a savings of over \$700 per year. Thank you so much Bill for your time and expertise in designing and maintaining the new site! Detailed rules and regulations have been written and adopted by a resolution of the Board of Directors. These will be distributed to all owners and tenants in the Association. Clearly relaying the community's standards to all residents should prove to be beneficial to the appearance of the neighborhoods. Lori and Marie continue to assist the homeowners and keep the office running smoothly.

A homeowner from Logan's Mill thanked all members and staff!

X. Adjourn: Bill made a motion to adjourn the meeting at 8:02pm and Melvin seconded. Motion passed.

Respectfully,

Sandy Daniels, Secretary

Debi Jones, President