

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC.
September 21, 2017**

OPEN FORUM

Called to order at 7:00pm by Debi Jones, President. Members present: Sandy Daniels, Judy Shangraw, Bill Lawton, Melvin Parker, Donnell Parham and Natalie Hale. Members absent: None. Office staff present: Lori Anthony. Guests: Corenthia White, Garry and Cathy Spriggs. Ms. White attended to observe the meeting. Mr. and Mrs. Spriggs attended to share crime information for senior citizens according to TRIAD and to thank the Board members for their service to the community. Open forum adjourned at 7:12pm.

DIRECTORS MEETING

Called to order at 7:12pm by Debi Jones, President. Members present: Sandy Daniels, Judy Shangraw, Bill Lawton, Melvin Parker, Donnell Parham and Natalie Hale. Members absent: None. Office staff present: Lori Anthony.

August meeting minutes: A motion was made by Bill to accept the minutes. Judy seconded the motion. Motion passed.

Treasurers Report: Lori stated all expenses are in line and there is an increase in disclosure package revenue due to the number of homes being sold. Donnell made a motion to accept the Treasurer's report. Melvin seconded the motion. Motion passed.

COMMITTEE REPORTS:

ARC: Debi Jones – The Yard of the Month program will continue through November and the Holiday Decorating Contest will be in December.

Playground Committee: Marie – No report.

Nominating Committee: Melvin – Wants the Board to consider changing the ByLaws to increase the number of Board positions.

Long Term Planning Committee: Bill – The Eden Way/Mill Quarter landscaping enhancement will begin soon.

Manager's Report – Lori – The violations report was distributed separately with the agenda. There are 160 assessment accounts not paid that were due on July 31, 2017.

Unfinished Business

- 1. Rules and Regulations:** The rules were reviewed again. A change needs to be made regarding window coverings. It should be changed to: No sheets, towels, blankets, newspapers, cardboard, etc. shall be used on windows. The Board decided to review the rules one more time for a final determination at the October meeting.

- 2. City trashcans for townhome neighborhoods:** Due to a manufacturing delay caused by Hurricane Harvey, the delivery of new trashcans to the City has been delayed. The City will begin notifying the River Birch Run owners of the change to automated collection in the near future.

New Business

- 1. White Oak Crossing Owner Request:** An owner from White Oak Crossing submitted a letter to the Board asking for approval to plant bushes behind his fence on the common ground. The Board denied his request citing the potential cost to the Association should the ownership of the property change. The owner also asked if the Board would investigate the traffic obstruction caused by the trees along Eden Way North. The City of Chesapeake will be asked to check on this as the trees are in the City right-of-way.
- 2. Delinquent Assessment Accounts Update:** The Board members reviewed a report prepared by Marie that shows the outstanding assessments owed by previous and current GPOA members. Current owners still owe \$25,248.84 and previous owners still owe \$44,826.64. These accounts have liens and or judgements filed with the Court system and garnishments are in process for some of the accounts.
- 3. Election of Officers:** The following officers were elected by their fellow Board members:
President, Debi Jones. Motion made by Sandy and seconded by Natalie.
Vice President, Judy Shangraw. Motion made by Debi and seconded by Sandy.
Secretary, Sandy Daniels. Motion made by Debi and seconded by Bill.
Treasurer, Melvin Parker. Motion made by Debi and seconded by Judy.
- 4. Miscellaneous:** The letters from the Police Department were reviewed thanking the Association for the donation to the 5th Precinct. Judy asked that the letters be placed on the web site.

Annual meeting minutes were reviewed. Melvin made a motion to accept the minutes and Donnell seconded the motion.

The violation hearing minutes from August were reviewed. A motion was made by Donnell to accept the minutes and Natalie seconded the motion. Motion passed.

A discussion concerning recognizing the Chesapeake Fire Department, Station 14, was held. This will be added to the October agenda under New Business.

A discussion concerning the number of Board member absences based on the number of Board positions was held. The number of meeting absences by year will be compiled for the October meeting.

A motion was made to adjourn the meeting at 8:24pm by Melvin and seconded by Donnell. Motion passed.

An Executive Session was called to order by Debi at 8:24pm, to discuss possible legal action to be taken for four properties that are in violation of the covenants and restrictions.

A motion to adjourn the Executive Session at 8:47pm was made by Donnell and seconded by Sandy. Motion passed.

The Board meeting was reopened at 8:47pm. A discussion concerning legal actions to be taken for violations of the covenants and restrictions was held.

A motion was made by Natalie to adjourn the Board meeting at 8:48pm and seconded by Donnell. Motion passed

Sandy Daniels, Secretary

Debi Jones, President