

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC.
October 19, 2017**

OPEN FORUM

Called to order at 7:00pm by Debi Jones, President. Members present: Bill Lawton, Melvin Parker, Natalie Hale. Members absent: Judy Shangraw, Donnell Parham, and Sandy Daniels. Office staff present: Lori Anthony. Guests: Corenthia White, Dennis Martinez and Jennifer Quintanar. Ms. White asked about a dead tree on the common grounds behind her house. Mr., Martinez and Ms. Quintanar inquired about a truck being parked in their driveway. Open forum adjourned at 7:16pm.

DIRECTORS MEETING

Called to order at 7:16pm by Debi Jones, President. Members present: Bill Lawton, Melvin Parker, and Natalie Hale. Members absent: Judy Shangraw, Donnell Parham and Sandy Daniels. Office staff present: Lori Anthony.

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

Treasurers Report: Lori stated all expenses are in line. Natalie made a motion to accept the Treasurer's report. Bill seconded the motion. Motion passed.

COMMITTEE REPORTS:

ARC: Debi Jones – The Yard of the Month program for 2017 ends in November. The Holiday Decorating Contest will be held on Saturday, December 16, at 6:00p.m. A motion was made by Bill to award the 12 winners with a \$25 VISA gift card. Natalie seconded the motion. Motion passed.

Playground Committee: Marie – No report.

Nominating Committee: Melvin –No report.

Long Term Planning Committee: Bill – The Eden Way/Mill Quarter landscaping enhancement (first phase) is in the process of being completed.

Manager's Report – Lori – The violations report was distributed separately with the agenda.

Unfinished Business

- 1. Rules and Regulations:** The rules were reviewed again. A motion was made by Debi to adopt the Rules and Regulations Resolution. Melvin seconded the motion. Motion passed.

- 2. City trashcans for townhome neighborhoods:** The River Birch neighborhood has received the City trashcans and will begin using them on October 27, 2017. Debi asked that Lori meet with the City regarding how to implement this in Mill Quarter and Woodgate Commons.

New Business

- 1. Office Lease:** The GPOA office lease expires on October 31, 2017. The owner of the building has proposed an extension offer. The Board reviewed the offer and is asking if the owner will forgo the offer of new carpet in order to keep the rent level for three years. Lori is to contact the owner and then conduct a telephone vote.
- 2. Fire Department Recognition:** The Board discussed several ways to show appreciation to Fire Station #14 for their exemplary service to the GPOA residents. A motion was made by Melvin to purchase a \$600 gift card to Food Lion for the station. Bill seconded the motion. Motion passed.
- 3. Board member positions:** A discussion about changing the required number of Board members in the Bylaws was held. It was decided to place this item under Old Business.
- 4. Employee Evaluation Committee:** A committee should be formed to evaluate the job performance of the Association Manager and Administrative Assistant. Debi and Melvin will be on the committee and will meet on November 6, 2017, at 7:00p.m.
- 5. Miscellaneous:** Bill asked if the missing trashcan at River Birch Run could be replaced. Natalie inquired about the little orange flags that are being placed on the common ground in Turtle Rock.

A motion was made to adjourn the meeting at 8:30pm by Melvin and seconded by Bill. Motion passed.

Sandy Daniels, Secretary

Debi Jones, President