

**BOARD OF DIRECTORS MEETING  
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC.  
February 15, 2018**

**OPEN FORUM**

Called to order at 7:00pm by Debi Jones, President. Members present: Melvin Parker, Judy Shangraw, Natalie Hale, Donnell Parham, Bill Lawton and Sandy Daniels. Members absent: None. Office staff present: Lori Anthony. Guests: None. Open forum adjourned at 7:00pm.

**DIRECTORS MEETING**

Called to order at 7:00pm by Debi Jones, President. Members present: Melvin Parker, Judy Shangraw, Natalie Hale, Donnell Parham, Bill Lawton and Sandy Daniels. Members absent: None. Office staff present: Lori Anthony.

**January meeting minutes:** A motion was made by Melvin to accept the minutes. Donnell seconded the motion. Motion passed.

**Treasurers Report:** Lori reviewed the January report. She relayed information from Cliff Ingram, CPA, regarding how the tax law changes could affect the Association. Any changes could be seen in 2019. A motion was made by Bill to accept the report. Donnell seconded the motion. Motion passed.

**COMMITTEE REPORTS:**

**ARC:** The Committee is awaiting a color change application for a house that has painted an unapproved color in Turtle Rock.

**Playground Committee:** Melvin gave an update from the committee's meeting with Mike Young from Playground Specialists, Inc. Melvin visited a playground in Suffolk to see the quality of the equipment this company installs. A drawing of the proposed play areas at 5 Acre Park should be available at the March Board meeting.

**Long Term Planning Committee:** Bill stated the Mill Quarter/Eden Way landscape project should be revised to save money and trees. Bill, Debi and Lori will meet with Town Scapes to review the proposal. The committee will meet next on March 5, 2018, at 7:00pm after the ARC meeting.

**Employee Benefits Committee:** Debi set the meeting for February 22, 2018, at 5:00pm.

**MANAGER'S REPORT-** Lori stated the violations report was attached separately. As of this meeting, there are still 427 assessment accounts not paid that were due January 31, 2018. The second request for payment was recently mailed. Accounts that are not paid will be forwarded to Tiffany and Tiffany P. L. L. C. for collection.

## Unfinished Business

**1. City trashcans for townhome neighborhoods:** Woodgate Commons transitioned to the automated containers on February 11, 2018. All GPOA neighborhoods with the exception of Heather Point that has private trash collection are now on automated collection with the City.

**2. Erosion behind 1309 – 1315 Cypress Place:** The common ground shows significant erosion behind these homes. The slope down to the lake is just a few feet from the sidewalk in some places. Town Scapes has been asked to give a recommendation for this area. Their recommendations are: planting juniper or similar plants to help hold in the soil, planting aquatic plants that will grow into the lake bank or installing a bulk head. The Board has asked Lori to contact Rick Bartlett to obtain a proposal for the permitting work necessary to bulkhead approximately 35 feet of this area.

## New Business

### 1. Miscellaneous:

Natalie noted that the Turtle Rock bulkhead needs to have soil added at the corner closest to the Foot Bridge. She commented on the sign and trashcan that has been added near the lake that seems to have reduced the amount of dog droppings left on the ground.

The entrance signs need to be cleaned and painted. Mr. Bills Painting, Inc. has quoted a price of \$40.00 per sign to clean and paint. A motion for Mr. Bills Painting, Inc. to do the work was made by Bill and seconded by Sandy. Motion approved.

A motion to adjourn the Board meeting at 8:04pm was made by Natalie and seconded by Donnell. Motion passed.

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Sandy Daniels, Secretary

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Debi Jones, President