

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC.
June 21, 2018**

OPEN FORUM

Called to order at 7:05pm by Debi Jones, President. Members present: Judy Shangraw, Sandy Daniels, Natalie Hale, Bill Lawton, and Donnell Parham. Members absent: Melvin Parker. Office staff present: Lori Anthony. Guests: Corenthia White and Joseph Patterson.

Ms. White and Mr. Patterson attended to observe. Open Forum adjourned at 7:06pm.

DIRECTORS MEETING

Called to order at 7:06pm by Debi Jones, President. Members present: Judy Shangraw, Natalie Hale, Sandy Daniels, Donnell Parham, and Bill Lawton. Members absent: Melvin Parker. Office staff present: Lori Anthony.

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

Treasurers Report: Lori reviewed the May report. A motion was made by Bill to accept the report. Natalie seconded the motion. Motion passed.

COMMITTEE REPORTS:

ARC: Debi said the Committee selected the July Yard of the Month winners at Monday's meeting.

Playground Committee: Lori said the price for playground mulch was being researched as some of the areas need additional mulch.

Long Term Planning Committee: No report.

Budget Committee: The committee met on June 7th. Their recommendation will be discussed under New Business.

Manager's Report - Lori distributed the violation report. It has 200+ properties on it.

Unfinished Business

1. Erosion behind 1309 – 1315 Cypress Place: The agreement from Shoreline Design Consultants, LLC (formerly Professional Construction Consultants) was distributed. A motion to approve the agreement was made by Natalie and seconded by Sandy. Motion approved.

2. GPOA Office Policy and Procedure: The policy concerning how violations are handled was revised. The Board approved the revision with the following change: When the property owner resolves the violation, the Board of Directors may suspend all but 20% of the accumulated charges as a good will gesture to the owner. This is a one-time

occurrence and does not pertain to any court costs, attorney costs, interest, etc. A motion to approve the revised policy with the noted change was made by Donnell and seconded by Natalie. Motion passed.

New Business

- 1. Legal Action for Three Properties:** This was discussed in Executive Session.
- 2. Homeowner Requests:** This was discussed in Executive Session.
- 3. Annual Assessment for 2019, 2020, and 2021:** The Budget Committee met on June 7, 2018, to review expected expenses for the next three years. The following needed improvement projects were discussed: Rip rap and or extensive landscaping enhancements on the Cypress Place side of the lake, lake edge clearing to restore owners view, concrete sidewalk repairs, tree work to include removing dozens of trees that die each year or cause property damage, extensive tree pruning, needed enhancements in the high visibility areas along Eden Way North and River Birch Run North, additional mulch for all playgrounds, upgrade the out dated neighborhood entrance signs, the increasing costs of general liability insurance, utilities, landscape contracts, etc. After a lengthy discussion a motion was made by Natalie to put forth a \$28.00 increase to the members for voting at the Annual Meeting in September. The motion was seconded by Donnell. Motion passed.

A motion to adjourn the Board meeting at 7:50pm was made by Bill and seconded by Donnell. Motion passed.

A motion to hold an Executive Session to discuss New Business agenda items 1 and 2 was made by Bill and seconded by Donnell. Motion passed.

The Executive Session was opened at 7:55pm. A motion to take legal action for the property violations under New Business item 1 was made by Judy and seconded by Donnell. Motion passed. Under New Business item 2 the Board reviewed two homeowner requests A motion to reduce one violation fine to 20% was made by Natalie and seconded by Donnell. Motion passed. A motion to reduce one violation charge to \$100 if paid within 15 days was made by Donnell and seconded by Sandy. Motion passed.

A motion to close the Executive Session at 8:25pm was made by Bill and seconded by Donnell. Motion passed.

The Board of Directors meeting was reopened at 8:26pm by Debi. New Business items 1 and 2 were discussed.

A motion to close the Board meeting was made at 8:26pm by Natalie and seconded by Donnell. Motion passed.

Sandy Daniels, Secretary

Debi Jones, President