

**41th Annual Meeting of the Members of the
Greenbrier Property Owners Association, Inc.
September 18, 2018**

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 Donnell and seconded by Judy. Motion passed.

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

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

7:15 p.m. Called to order by Debi, no quorum of 124, motion to adjourn made by James Pugh and seconded by Phil Thrash. Motion passed.

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

7:25 p.m. Called to order by Debi, a quorum of 31 was met. 5 homeowners, 7 voting board members and 2 tenants were present and 28 proxies.

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

Non board members present: Lori Anthony, Association Manager, Marie Belkofer, Administrative Assistant, 5 homeowners (Patricia Esch, James Pugh, Alan Stcy, Curtarere Pearson, and Philip Thrash, representing ownership of 4 homes and 2 tenants (Michael and Cindy Houston) in the GPOA.

II. Annual Meeting Minutes for 2017 Review, Lori Anthony: Lori reviewed the Annual Meeting Minutes for 2017. A motion was made to accept the minutes by Sandy and seconded by Donnell.

III. 2019 Proposed Budget Review, Lori Anthony: Lori reviewed the budget.

IV. IRS Revenue Ruling, Judy Shangraw: Excess income applied to the next year's assessment Revenue Ruling 70-604. Excess of membership income over membership expenses of the year ended 12/31/2018 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

V. Appointment of vote counters and observers, Debi Jones: Sandy Daniels and Patricia Esch were the observers; Marie Belkofer was the vote counter.

VI. Announcement of candidates for Board of Directors, Melvin Parker made the announcement that there were three open positions. The candidates are incumbents Judy Shangraw, Bill Lawton and Donnell Parham.

VII. Nominations from the floor, Melvin Parker: There was one nomination from the floor for James Pugh.

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

IX. Voting Results, Marie Belkofer:

IRS Revenue Ruling:	38 Approve	0 Disapprove	0 Abstain
Budget for 2019:	36 Approve	2 Disapprove	0 Abstain
Board of Directors:			
Judy Shangraw	36 Votes		
Bill Lawton	36 Votes		
Donnell Parham	37 Votes		
James Pugh	3 Votes		

X. Closing Comments, Debi Jones: Projects completed this year; we replaced the split rail fence at Weber Park in Bayberry Place (\$2,800). Painted the neighborhood entrance signs (\$1,680). The surveying has begun for the preparation of a site plan for rip rap and other erosion control measures along the lake bank at Cypress Place (\$1,865). New playground equipment was installed at 5 Acre Park (\$31,708). A portion of the sidewalk between Cedar Mill Square and Mill Stream Way was replaced to improve drainage in the area (\$4,250). The high visibility area along Eden Way at Mill Quarter was upgraded by removing trees and adding shrubbery and grass seed (\$24,940). 44 trees have been removed this year and 62 trees with high branches have been trimmed (\$22,430).

XI. Adjourn: Bill made a motion to adjourn the meeting at 8:52pm and Sandy seconded. Motion passed.

Respectfully,

Sandy Daniels, Secretary

Debi Jones, President