

**BOARD OF DIRECTORS MEETING
GREENBRIER PROPERTY OWNERS ASSOCIATION, INC
October 18, 2018**

OPEN FORUM

Called to Order: 7:00pm by Debi Jones, President. Members present: Sandy Daniels, Melvin Parker, Bill Lawton, Natalie Hale, and Judy Shangraw. Members absent: Donnell Parham. Office staff present: Lori Anthony. Guests: Charles Horton, Sharon Cason, Christina Cason, Tommie Coppage and Corenthia White.

Concerns regarding an intruder in a neighbor's yard and unsupervised young people milling around in the yards and vandalizing mailboxes, ringing doorbells and running in Mill Quarter were discussed.

In River Birch Run concerns were raised about children playing in yards without permission, a vacant house in the neighborhood, children playing in trees and auto vandalism. Concerns about the amount of people that gather near the 7-11 on Eden Way North was discussed. Open Forum adjourned at 7:30pm.

DIRECTORS MEETING:

Called to order by Debi Jones at 7:31pm. Board members present: Sandy Daniels, Melvin Parker, Bill Lawton, Natalie Hale, and Judy Shangraw. Board members absent: Donnell Parham. Office staff present: Lori Anthony.

September meeting minutes: Corrections: none. A motion to accept the minutes was made by Natalie and seconded by Melvin. Motion passed.

Treasurers Report: Lori reviewed the September report and bank balances. A motion to accept the report was made by Sandy and seconded by Bill. Motion passed.

COMMITTEE REPORTS:

ARC: Debi – The Decorating contest judging date is December 15, 2018.

Playground Committee: Melvin- no report

Long Term Planning Committee: Bill- no report

Managers Report: Lori distributed the violation report. 158 properties are listed on the report. 89 unpaid assessment accounts were turned over to Tiffany and Tiffany for collection.

Unfinished Business:

- 1) **Erosion behind 1305 - 1315 Cypress Place** – The on-site meeting with the City and Eric Bartlett was held. They inspected the area in question and we are awaiting their response if building out into the lake is an option that might be approved.
- 2) **GPOA Office Policy and Procedure:** Debi recommended the Board review the "Job Evaluations and Benefits - Raises and Bonuses policies and bring their recommendations to the next meeting.

New Business:

- 1) **Evaluation Committee** Debi, Melvin and Judy volunteered to be on the committee. Debi asked them to review their schedules for a meeting time.
- 2) **Landscape Maintenance Contract Extension:** Lori presented two options for renewing the landscaping proposal with Town Scapes. Option 1 is for a 3 year extension with a 3% price increase and Option 2 is for a 5 year extension with a 2.5% price increase. A motion to accept the 5 year contract extension was made by Melvin and seconded by Bill. Motion passed.
- 3) **Credit/Debit card information:** Information from TowneBank and First Data has been received. Debi, Bill, Lori and Marie will meet with the representatives to compare the costs and services of each.
- 4) **Newsletter Distribution Methods-** A discussion on how to reduce costs was briefly held and will be carried over to next month's agenda.
- 5) **Number of Board Members** - The Bylaws currently state the number of members should be 7. This was changed from 9 in November 2013. A discussion was held to increase the number of Board members to be effective the first of the year. Motion to increase Board members to 14 was made by Melvin and seconded by Sandy. Motion passed. Lori was instructed to speak with the attorney regarding writing the resolution that has to be recorded.

Miscellaneous:

Sandy inquired about the lawn crews working so late. Melvin stated at the Annual meeting that homeowner James Pugh suggested that we get in touch with a juvenile community service program. Melvin has investigated this and asked that it be placed on next month's agenda. Natalie suggested also looking at community service opportunities for scouts/4 H and issues regarding dogs in the community. Debi stated that an Executive session to discuss a homeowner's request concerning his account should be held.

A motion to adjourn the Board of Directors meeting at 9:04pm was made by Melvin and seconded by Bill. Motion passed.

EXECUTIVE SESSION

Called to order at 9:04pm by Debi Jones.

Executive Session adjourned at 9:19pm.

The Board of Directors Meeting was re-convened at 9:20pm. Debi stated the Executive Session was held to discuss a homeowner's request regarding his violation charges.

A motion to adjourn the Board meeting was made by Judy and seconded by Bill at 9:21pm. Motion approved.