

**GREENBRIER PROPERTY OWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**October 17, 2019**

**Open Forum**

Called to order at 7:05p.m. by Debi Jones, President. Board members present: Melvin Parker, Sandy Daniels, Bill Lawton and Donnell Parham. Office staff present: Lori Anthony. Members absent: Judy Shangraw.

Four owners from White Oak Crossing attended the meeting. The Board was asked to make an exception regarding the placement of outdoor furniture in a driveway. A motion was made by Melvin and seconded by Donnell to make a special allowance for the current furniture placement with no additional pieces being added. Motion passed.

**Directors Meeting**

Called to order at 7:18p.m. by Debi Jones, President. Board members present: Melvin Parker, Sandy Daniels, Bill Lawton and Donnell Parham. Office staff present: Lori Anthony. Members absent: Judy Shangraw.

A motion was made by Donnell and seconded by Bill for Pepe Castillo to fill the current vacancy for the Board term ending December 31, 2019. Motion passed.

The September 2019 Board meeting minutes were reviewed and approved as submitted with the motion made by Sandy and seconded by Donnell. Motion passed.

The Annual Meeting minutes were reviewed and approved as submitted with the motion made by Bill and seconded by Melvin. Motion passed.

**Treasurers Report:** Lori presented the Treasurer's Report for September. A motion to accept the report was made by Sandy and seconded by Donnell. Motion passed.

**Committee Reports:**

ARC- Debi reported the Holiday Decorating contest will take place on December 21<sup>st</sup> at 6:30pm.

Playground Committee – Melvin showed photos of the recent damage to the green park bench at Weber Park. A police report should be filed. This is at least the fourth time this year that a bench at Weber Park has been vandalized.

Long Term Planning Committee - Bill reported he and Melvin are continuing to look into security cameras for some of the common ground areas.

**Managers Report:**

The violations report was distributed separately. There are 207 properties listed on the report.

101 unpaid assessment accounts have been forwarded to the attorney for collection.

**Unfinished Business:**

- 1. Erosion behind 1305-1315 Cypress Place:** A motion to end the contract with Shoreline Design Consultants was made by Melvin and seconded by Bill. Motion passed. An updated Solitude Lake Management contract was reviewed with a price reduction of \$6000 if the entire project is combined into one year. A motion was made by Bill and seconded by Donnell to accept the contract. Motion passed.
- 2. GPOA Office Policy and Procedures:** The credit card acceptance policy will be finalized after all changes are made.

**New Business:**

- 1. Proposal for common ground seeding:** A proposal from Town Scapes to seed and aerate various common ground areas was reviewed. The Board declined the proposal. A motion was made by Pepe and seconded by Melvin to use the remaining common area maintenance funds first for removing dead trees. Motion passed.
- 2. Employee Evaluation Committee:** A committee was formed to conduct the annual employee evaluations. Debi, Melvin and Donnell volunteered to be on the committee. The meeting will be held on November 14, 2019, at 6:00p.m.

**3. Miscellaneous:**

An attorney with the law firm Williams Mullen will attend the November Board meeting to discuss the redevelopment of the Sears location at Greenbrier Mall to an entertainment district. The district would include 4 restaurants, a hotel, brewery, and a horse racing/wagering facility.

A complaint regarding roaches was discussed. The Board member roster was handed out. An update regarding action the City has taken concerning lawn maintenance of a property was reviewed. A motion to adjourn the meeting was made at 8:42p.m. by Melvin and seconded by Donnell. Motion approved. Meeting adjourned.

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Debi Jones, President