

The June Board of Directors meeting was not held due to a severe rain storm. The storm caused an electrical power outage that began at approximately 6:00p.m. Power was restored to the area at approximately 10:30p.m. All agenda items will be carried forward to the July 2019 Board of Directors Meeting.

**Greenbrier Property Owners Association, Inc.
Board of Directors Meeting
June 20, 2019**

- I. 7:00 p.m.
Call to order the Open Forum
- II. Call to order the Board of Directors Meeting
By Debi Jones, President
- III. Minutes of the May 16, 2019, Board Meeting, *Pg. 1.*
By Lori Anthony, Association Manager
- IV. Treasurers Report *Pg. 3.*
- V. Committee Reports
ARC Committee, Debi Jones
Playground Committee, Melvin Parker
Long Term Planning Committee, Bill Lawton
- VI. Manager's Report *Pg. 6.*
- VII. Unfinished Business
 - 1) Erosion behind 1305 – 1315 Cypress Place
 - 2) GPOA Office Policy and Procedures
 - 3) Towing Vehicles from GPOA owned Streets and Parking Areas
- VIII. New Business
 - 1) Roof shingle colors in Mill Quarter, River Birch Run and Woodgate Commons
 - 2) Miscellaneous
- IX. Adjourn

June 2019

Managers Report

Violations: The violation report is attached separately. There are 282 properties listed on the report.

Delinquent Accounts: 84 assessment accounts were given to Tiffany & Tiffany, P.L.L.C. for collection in April. These were accounts that were due 1/31/19. Of the 84 accounts turned over, 60 are still not paid.

Unfinished Business

- 1. Erosion behind 1305 - 1315 Cypress Place:** Melvin, Bill and Lori met with Kim Niesel with Solitude Lake Management on May 8, 2019. She had several suggestions for helping with the erosion issues at the lake edge and the upland erosion. Her proposal is attached on Pg. .
- 2. GPOA Office Policy and Procedures:** Each month one of the office policies and procedures will be reviewed and revised if necessary. These were written in 1996 and are in need of updating. *Update:* The towing policy was written and forwarded to our attorney. See below. (3.)
- 3. Towing Vehicles from GPOA owned Street and Parking Areas:** There are 4 parking areas in the River Birch Run neighborhood and 3 private streets in the Mill Quarter neighborhood that are owned by GPOA. Vehicles are being parked there that do not have tags or inspections stickers and are disabled. We do not know who the vehicles belong to and the City will not tag and tow them as they are on private property. In order to properly maintain the streets and parking areas the towing of vehicles should be considered. As discussed at the March Board meeting a towing policy will be written as a bylaw change. After the Board approves the draft that is in the process of being written, the attorney will rewrite it as a Bylaw change and the Board will vote on it at a regular Board meeting. Members will be given advance notice that the bylaw change will be voted on by Board members at an upcoming meeting. *Update:* The Bylaw amendment written by the attorney is attached on Pg. . Please make sure to read his letter that is with the confidential information that is attached separately.

New Business

- 1. Roof shingle colors in Mill Quarter, River Birch Run and Woodgate Commons:** There are several units in the attached structures with roof shingles that are a different color and style (architectural or 3 tab) in the townhome neighborhoods. Two due process hearings were held before the May Board of Directors meeting for owners who installed the wrong color roof. One owner attended the hearing and was told the Board will review this issue before any decision is made.
- 2. Miscellaneous:**

