

MEETING MINUTES GPOA BOARD

6 PM SEPTEMBER 9 , 2015

Meeting called to order at 6PM by Rick Oborn, President.

In attendance were Board members, Rick Oborn , Jan Cahoon, Ron Letellier, Verna Kuyper, Mark Taylor, Larry Van Wart and Steve Jones.

Minutes from the August meeting were approved; with the correction as follows:

"The Board voted to send a letter to the absent owners of 1208 Pine Valley that they had 30 days to reimburse the Board for maintenance costs; or the Board would peruse legal action through an attorney."

Verna - Reported on results of the nominating committee. Three candidates were submitted. Nom. Forms. Three candidates submitted nominating forms. The Nominating Committee met with each candidate separately to review their application and answer questions about the operation of the GPOA Board. All the interviews were very positive and according to Chairman, Verna Kuyper and Committee Members, Larry Van Wart, Jan Cahoon and Ron Letellier, we have outstanding nominees for the 2016 Board. There will be an opportunity for write-in candidates on the ballots. In early November, members will receive ballots along with an opportunity to volunteer, a 2016 budget proposal, and instructions for making 2016 GPOA dues payments.

2016 GPOA Board Nominees: Lou Costello, Gail McLamb, and Ernie Parent. For more information on the nominees, please see the Oct issue of the Greenbrier Gazette. Meet the nominees at the GPOA meeting on Dec, 9 at 6 PM at the Emerald. Any questions on this, please email Verna at vernakuyper@mac.com

Nomination Forms for the three candidates are available on request.

The candidates were discussed. A motion was made and seconded and approved to accept the three nominees. Further discussion concerning additional candidates, not recommended by the Nominating Committee, ended with a consensus that such applications should be accepted and added to the elective group.

Jan Cahoon - Reported that an Attorney had been hired; and had sent a Notice of Lien to the owners of 1208 Pine Valley for Board expenditures for maintenance of the property.

Finance - Steve reported that Attorney's bill for services related to 1208 Pine Valley had been paid.

The GPOA now has more paid memberships than 2014. Additionally, we are underspent for repairs. It was agreed, that the beautification chairman would review the our irrigation system and other maintenance items for possible 2016 repairs or improvements GPOA money market accounts have earned as little as 0.1%. Steve suggested moving as much as \$30,000 to a CD at Sound Bank which may earn as much at 0.995%. A motion approved this possible transaction.

Beau. & Main. - Larry reported an agreed price of \$1,400.00, the same as last year, had been secured with Little Guys for Parkway and Bear Park maintenance. The work to be done includes clearing under growth along the wooded section of the Parkway up to the electric easement; and the wooded area along the edge of the park.

Trimming of Bear Park forest perimeters and the Walkway are included in this price.

We expect the work to be completed the first half of October.

Diane Shultz previously complained about trash along the Parkway. She wanted help forming a volunteer group to adopt the Parkway and, thereby spread the clean-up activity.

She also suggested a No Littering sign be installed.

The Board tabled her requests for further investigation.

ACC Committee - Larry met with George Kramer to review ACC activity this past month. They agreed the committee was functioning well; but realized it was still early.

George presented 3 applications for Board review:

1) Sarah Hodson attempted to contact the Board in August; and being unsuccessful, proceeded with her project which was a roof replacement. The ACC has inspected the house and all work meets covenant requirements.

After discussion; the Board moved to approve.

2) Robert and Jean Carroll applied for a storage shed. George came upon this project in the middle of construction. The owners had City approval but no GPOA application. George had the owner submit an application. The setback was acceptable, there is a foundation and siding matches the house. The ACC recommended approval.

After discussion; the Board moved to approve.

3) Bruce and Gail McLamb submitted an application to erect a storage shed. George brought this application for approval and Larry asked the same 3 questions: Setback OK? Foundation OK? siding material match the house? George was not sure about the siding; so after the meeting He rode by the house and determined it did not.

The Board voted to deny the application until it could be corrected to covenant requirements.

Three other issues were presented for information only by the ACC:

1) A car at 1119 Basil

2) The wishing well on Peppercorn

3) The need for an Approval Stamp for use on applications

No Board action needed at this time.

Greenbrier Mail System - Larry has been exploring the possibility of creating an interactive E-MAIL specifically for Greenbrier residents. He contacted Wayne Maruna, owner of Taberna's system.

Larry suggests we adopt a similar model. Charles Sharp has experience setting up a group and will be manager. Bud Curtis is also willing to be manager.

As Steve suggested, the system will be owned by one of the managers, not part of the GPOA

Larry says the system could be operational in 2 weeks.

The Board moved it be stipulated that GPOA is not directly involved in this project.

Community Watch requested \$50 to cover the cost of their October 2015 meeting at the Emerald GC.

The Board approved a motion to reimburse them for this expense.

Alderman Jeff Odham plans a Community Forum at Emerald GC Wed. October 14th between 6 and 8 PM

After discussion, it was agreed the Board has no direct involvement.

Meeting adjourned.