

GREENBRIER PROPERTY OWNERS ASSOCIATION
Meeting Minutes – August 6, 2014

The monthly meeting of the GPOA Board was held Wednesday August 6, 2014 in the Emerald clubhouse, commencing at 6:00 PM. Attending were: Patrick Feury, Mark Taylor, Ron Letellier, Rick Oborn and Jim Huff. Ron Garren and Don Brinckley were unable to attend. A motion was made (and approved) to forgo the reading of the July meeting minutes. Discussion commenced with the **Board of Director Reports:**

President, Vice President (combined):

1. Rick (together with Ron L) reported that the walkway and bench refurbishment work in Bear Park is complete; the bill has been paid. Ron Garren completed the post “capping”. Rick will send “before/after” pictures of the work to Dawn for posting on the GPOA website.
2. Rick suggested we employ a “sign in” sheet for our general membership meetings.

Secretary: no new activity to report

Assistant Secretary: no new activity to report

Treasurer:

1. Mark reported the current membership stands at 471
2. Mark distributed copies of the latest financial data to the board (details below).

GPOA Income/Expense 1/1/14 through 7/31/14

Total Income

· Dues and Interest: \$31,415.66

Expenses

- All Categories: \$19,890.74

Overall \$11,524.92

Assistant Treasurer: no new activity to report.

Member at Large: no new activity to report.

3. The group discussed a question brought up at the general membership meeting regarding how the “cash on hand” for the GPOA compares to other associations. While no comparison is readily apparent, the group decided that this should be discussed further at our next monthly meeting, with emphasis on

- what are the “emergencies” we might need to address that are not covered by insurance ?
- should we consider a dues reduction ?

Committee Chair Reports

Architectural and Covenants Liaison:

1. Jim reported that striping of Greenbrier Parkway is complete.
2. Jim will pursue yard cleanup of 1208 Pine Valley Drive:
 - the owner will be given 30 days to reimburse GPOA for the work
 - we will place a lien if payment is not received
- 3. Ron G arranged for cleanup work to be done at 1201 Pine Valley and 3204 Peppercorn.
- 4. The group discussed guidelines for renters and postponed further discussion until the next meeting:
 - what is in the covenants ? (owners are ultimately responsible for compliance with covenants)
 - are all the association guidelines in agreement ?
 - is the welcome committee the correct focal point to distribute ? Real estate agents ?

Beautification and Maintenance:

1. (Bear park work covered above.)

Bylaws, Civic and Drainage: no new activity to report

Emerald Liaison: no new meetings of the Emerald Advisory Committee have been held.

Emergency Management: no new activity to report

Finance: nothing to report other than above.

HOA Council Liaison: no new activity to report

Membership: current YTD membership is 471.

Nominations and Elections:

1. Ron L assumed the lead for the nomination process. Mark and Rick are part of this team. Jim agreed to assist.
2. There are four vacant 2015 board positions.
3. Patrick agreed to provide the 2013 time line and candidate nomination letter to Ron for guidance.

Publicity: no activity to report.

Welcome and Communications: no activity to report. (Rick wondered whether a dedicated “party” for new members had ever been considered. The group was not aware of such, though individual neighborhoods seem to have regular local gatherings.)

GPOA Website Liaison: Nothing new to report.

GPOA Website Webmaster: no new activity to report.

The meeting adjourned at 7PM.

Respectfully Submitted.

P J Feury
GPOA Secretary