

Greenbrier GPOA Board Meeting October 3, 2016 – 7:00 PM

Attendees: Alan Berger, Jan Cahoon, Lou Costello, Carol Hill, Steve Jones, Verna Kuyper, Larry van Wart
Guests: Jim Stillwell, Laurie Collier, Marilyn Hughes

Call to Order – 7:00pm

Introduction of New Board Members – Alan Berger has been appointed to fill Gail McLamb’s unexpired term. Carol Hill has been appointed to fill Ernie Parent’s unexpired term. Both of these appointees will serve until December, 2017.

Minutes of Board Meeting – August 29, 2016 were approved by email prior to this meeting.

Treasurer’s Report – Steve Jones reported that the current year budget is on track. Copies of the Financial Report were distributed to Board members. Steve presented the proposed 2017 budget for Board review and invited Board members to submit questions or comments by email or phone. The Board will vote on approval at the November Board meeting and general membership approval will be solicited at the Annual Membership Meeting scheduled for December 7, 2016.

Vice President’s Report – Jan Cahoon presented the 2017 Board Election Ballot for approval. Steve Jones suggested an inclusion of Proxy Delegation. Alan Berger suggested adjusting date to December 7th, prior to start of Annual Meeting, for deadline to submit Ballot to GPOA Box in Emerald Golf Club.

ACC Report – Jim Stillwell represented George Kramer (ACC Chair) and reported on ACC activity to date.

The Board reviewed and restated its denial of an application for installation of a metal patio roof.

Several specific incidents were reviewed and four applications from residents were approved by the Board. Jim mentioned that a review of Covenants governing use of metal fences, metal roofs and solar panels should be reviewed by the 2017 ACC and Board.

Beautification and Maintenance – Laurie Collier and Marilyn Hughes presented a proposal for renovation of landscaping at the Greenbrier Parkway entrance. A discussion followed and several action items were required to build required details into a presentation of the proposal at the December Annual Meeting for membership approval. The Board is supportive, but has several issues that require resolution prior to presentation to the general membership.

Motions were passed to renew existing contracts for landscape maintenance and brush trimming for 2017.

Membership – Steve Jones distributed instructions for using Microsoft Word Mail Merge to address envelopes to US Mailing to GPOA Members. These instructions will reside in Board members’ notebooks for use by subsequent Boards.

Drainage – Alan Berger provided a summary of the current condition of the berm that was recently built on the 9th hole lake to regulate the water level. Jerry Briele is handling the situation autonomously. The Committee will attempt to get more detail and inform the Board and Community accordingly. Lou Costello added technical detail with regard to the construction of the berm.

Lou Costello also addressed a required repair to the aeration control box on the lake. Prices for a new box will be obtained and presented to the Board for approval.

Old Business –Technical difficulties are preventing the changes to the Bylaws from being integrated into the digital Bylaws. The fix requires a software application program to translate PDF to Microsoft Word. Steve Jones will pursue several options and report back to the Board.

Verna Kuyper engaged the Board in a brief discussion regarding the “Home on the Range” Benefit Concert held Sunday Oct. 2, 2016 at the Emerald. General feedback was positive and there was minimum disruption to the Community.

New Business – Alan Berger proposed including an appeal for committee volunteers in the mailing of the Ballot for Board Election. After some discussion, the Board approved the complete mailing package which will include: Ballot, Proxy, Committee Volunteer Solicitation, 2017 GPOA Membership Enrollment (Request for dues) and a synopsis of the Parkway Landscape Renovation Project.

Larry Van Wart resigned as Treasurer. Steve Jones was nominated to serve as Treasurer and Carol Hill as Assistant Treasurer. A motion passed reflecting these changes that will be effective until the end of the year.

The meeting was adjourned at 9:25pm.

Next Board meeting is scheduled for November 7th at 7:00p

Respectfully Submitted,
Alan Berger - Secretary