

## **Greenbrier GPOA Board Meeting April 10, 2017 – 2:00p**

Attendees: Alan Berger, Laurie Collier, Lou Costello, Linda Dodge, Carol Hill, John Robinson, Bill Stafford.

**Call to Order** – 2:04p by Bill Stafford - President

**Open Forum** – Bob Wengert and Carl Mischka who reside in Emerald Point spoke on the condition of the Lake (9<sup>th</sup> hole). They expressed concerns about the deteriorating condition of the lake, disappearance of wild life and request a status report with regard to the plan for repairing the water retention system for the lake.

**Minutes** – Alan Berger presented amended minutes of March 27<sup>th</sup> Board Meeting. Alan Berger moved to receive minutes, as amended, as information and Laurie seconded. A discussion of the merits of recording actions in the minutes that are included in other reports followed. The motion ultimately failed. A new motion was then made by John Robinson and seconded by Carol Hill to include Treasurer's action of moving money from one bank account to another in the minutes and to delete specific address of property relating to a request filed with the ACC for removal of trees. That motion carried.

**Treasurer** – Carol Hill provided a written Treasurers Report. She explained the methodology of receiving donations to pay for the marketing video under "gifts" and it was expended under "ads". Carol mentioned that some people had paid dues for 2017 last year and then paid again in this year. The refund shows on balance sheet as "dues for 2018 deposited in 2017". John Robinson moved to receive as information, Lou Costello seconded. There was a brief discussion regarding some specific expense categories and how some expenses had been recorded. A vote on the motion followed. Motion carried.

### **Committee Reports**

**Welcome & Membership** – Linda Dodge reported as of this date, 431 people have paid their dues which is 66% of all homeowners. Last year at this time there were 418 paid which was 64%. Total for 2016 was 479. There was a meeting of Welcome committee where committee members were shown how welcome packets can be used to encourage new residents to join the GPOA. Six packets were distributed to committee members for delivery to newcomers this month.

**Easter Egg Hunt** – Linda Dodge reported everything is in place for the event.

**Beautification/ Maintenance**– Laurie Collier announced "thank you" lunch for contractors (approximately 12 people) who worked on landscaping at Greenbrier Glenburnie Rd entrance. It will be at Moore's BBQ on April 26<sup>th</sup> at Noon.

Laurie reported downed tree at college entrance and associated debris will be removed by City per Matt Montanye. Other issues with the property owner will be addressed by Innisbrook HOA.

Laurie is working with Loomis (landscape contractor) to build more specificity into the landscape contract.

Laurie is working to update independent HOA contact information.

Laurie reminded Board members that contractor signs may not be posted on common property in GB. She advised Board Members to remove signs and call the contractor to explain the policy and allow them to pick up their signs.

Group that voluntarily maintains College entrance is proposing upgrading landscaping. They are requesting a budget increase of \$350 for materials to implement their proposal. John Robinson moved that we increase the College Entrance Budget by \$350 that would come from the contingency line item. It was seconded by Bill Stafford. After discussion the motion carried.

John Robinson offered to compose a threefold brochure to address the question “What does your GPOA dues pay for?”

**ACC** – Lou Costello introduced the amended application to remove a significant amount of trees from private property. The amended application reduces the number of trees to be removed. This issue is still pending ACC determination. Alan Berger raised the issue of precedent. The question is: how would we feel if every property owner in Greenbrier requested removal of the same number of trees? No action was taken by the Board at this time.

A request for removing three trees at a different location than above had been approved by the ACC. A motion was made to accept it by Alan Berger and seconded by John Robinson. The motion carried.

John asked Lou to check if the removal of trees at a property on Coriander had been submitted and approved.

Lou Costello also raised the subject of possible guidelines for solar panel installation and for fencing. The Board felt the ACC should be the developer of such guidelines and forward their recommendations to the Board.

**The Park Nature Trail** – No report

**Greenbrier Marketing Video** – Additional footage is planned for final cut at no cost to GPOA. Bill Stafford is planning to premier the video at the Special GPOA Meeting on May 1<sup>st</sup>.

### **Old Business**

**Discussion of current status of Lake repair** – Meeting is scheduled for May 1<sup>st</sup>. Motion to ask members to approve that GPOA make a one-time donation of \$10,000 to the project was made by Bill Stafford, second Laurie Collier. Motion carried. Meeting notice will be distributed to members by April 21<sup>st</sup>. Bill Stafford reported that Engineering Report by John Thomas will be sent by Friday April 14<sup>th</sup>. Mr. Thomas will also be present at the May 1<sup>st</sup> meeting.

**Loaner Closet** – Bill Stafford reported this is no longer an issue. The project has been discontinued and assets disposed of. This was never part of the GPOA. The Board was only solicited to help find a successor volunteer.

### **New Business**

**Fountain Repair** – has been estimated to be \$3931.20 for replacement. Diagnosis is that motor requires replacement. It was proposed that we might consider having the motor re-built. Lou Costello made a motion to add on a separate voting item on the expenditure of \$3,931.20 for a new Aeration Pumps for the Lake on Greenbrier Parkway. Bill Stafford seconded the motion. The motion failed and the board decided to table the issue until the lake repair is completed.

**Greenbrier Celebration** – Bill Stafford asked Board to hold date of May 25 for possible celebration of Greenbrier 30<sup>th</sup> anniversary. More details to follow.

The meeting was adjourned at 4:07pm.

Next Board meeting is scheduled for May 8th at 2:00p

Respectfully Submitted,  
Alan Berger - Secretary