

Greenbrier GPOA Board Meeting May 8, 2017 – 2:00p

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

Call to Order – 2:01p by Bill Stafford - President

Open Forum – No speakers

Report on GPOA Vote following Special Meeting May 1, 2017

The vote on the subject: “approval of a one-time donation of \$10,000 to the Emerald Golf Club for the replacing of the Riser Barrels that control water levels on the lake at Greenbrier Parkway and in front of the Ninth Hole of the Emerald”. 171 Votes For and 36 Against. Votes were counted and certified by Alan Berger – GPOA Secretary, Linda Dodge – GPOA Asst. Secretary and John Cole GPOA Member Auditor. Ballots and Certification will be retained for seven years.

Minutes – Alan Berger presented amended minutes of April 10th Board Meeting and Special Meeting May 1st. Bill Stafford offered amendments: 1) April 10th, New Business, Fountain Repair – “Lou Costello made a motion to add on a separate voting item on the expenditure of \$3,931.20 for a new Aeration Pump 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.” 2) May 1st Special Meeting – Voting “Bill Stafford indicated that members have until 1:00p May 8th to cast their vote by written ballot that was distributed to each member household prior to the meeting.” John Robinson moved to receive minutes, as amended, for the April 10th Meeting as information and Lou Costello seconded. The motion carried. The Board reviewed the Minutes for the May 1st Special Membership Meeting and recommends approval to the General Membership. Such approval will be solicited at the Semi-Annual General Meeting in July.

Treasurer – Carol Hill provided a written Treasurers Report. Carol reported that current forecast is that budget will yield a small surplus at year end. A discussion regarding a maturing CD explored various options. A motion was made by Alan Berger and seconded by Lou Costello to move funds to money market. The motion carried. Bill Stafford announced that he and Carol Hill will explore revising the format for financial reports and means of acquiring any software that may be required. Any determination will occur at a future board meeting. Carol reviewed the revised process for gaining access to the storage facility. A new PIN No. was assigned. John Robinson moved to accept Treasurer’s Report as information. Seconded by Lou Costello. Motion carried.

Email Discussion

Discussion of differences between GPOA mail and GB mail. GB mail for public notifications. GPOA mail for GPOA business only.

Committee Reports

Welcome & Membership – Linda Dodge reported as of this date, 447 people have paid their dues which is 68% of all homeowners. Last year at this time there were 428 paid which was 65%. In April, there was a letter sent to all people who are members of other Greenbrier POA’s but not members of GPOA. That mailing produced one new member so far. Four families have completed Welcome process. Received

dues from two of those families. **Directory** – Bill Stafford and Linda Dodge met with realtors who would like to advertise in upcoming directory. They will also meet with prospective printers.

Beautification/ Maintenance– Laurie Collier presented a proposed irrigation services contract. The Board was asked to review and discuss at next board meeting. Loomis provided estimate for tree trimming at berm outside Fairways West including College Entrance. The grass under trees is dying. Laurie said an alternative would be doing it with volunteers. In any event she said trees need to be trimmed periodically and the Board should plan for that expense. Laurie will inquire if the City can render any assistance. Laurie said that “Little Guys” proposed clearing brush for \$875.00. Laurie also reported a cost effective means of providing pine straw.

ACC – Lou Costello 1364 Pine Valley tree removal was codified by motion – John Robinson, second – Lou Costello. Motion carried. 1232 Pine Valley, one Bald Cypress tree removal requested. John Robinson moved and Lou Costello seconded approval. Motion carried. 1372 Pine Valley requested removal of Pine and Oak tree. Motion for approval Lou Costello, second – Linda Dodge. Motion carried. Proposed Greenbrier Fence Guidelines – John Robinson moved to table pending review of any required definitions. Alan Berger seconded. Motion carried. Solar panel guidelines – John Robinson suggested we confer with experts to assess the validity of the proposed guidelines and Bill Stafford will get advice from a qualified engineer and have the engineer meet with the ACC. Alan Berger suggested a sentence cautioning homeowners to confer with the ACC for any evolutionary changes prior to conferring with contractors. No further action was taken.

The Park Nature Trail – No report

President’s Report

Video – Plans for giving video to realtors and loading on to GPOA Web Site.

Baseball tickets – selling well – no expense to GPOA.

Burgers and Beer – Cost \$10.00 per person Sundays in June, 5:30p to 7:30p. All expenses covered, no cost to GPOA. Asking various groups in Greenbrier to promote each week.

July 4th Celebration - Bill Stafford will present plans for July 4th at next Board meeting.

Old Business

Greenbrier 30th Anniversary – John Robinson proposed getting Emerald a new American Flag that has flown over U.S. Capitol. Bill Stafford reviewed details and Weyerhaeuser’s involvement.

At this point John Robinson had to leave the meeting.

New Business

Discussion of Alan Berger’s May 2nd email. Clarification of Greenbrier’s status as a non-profit. Keeping “Friends of Greenbrier” organization should be completely separate from GPOA. A discussion of the name was initiated by Linda Dodge. Noise complaint – vehicles behind homes on Pine Valley, Dune buggies, motor cycles. Alan Berger will speak with appropriate City officials.

Further discussion from Laurie Collier on Loomis, Little Guys Contract/estimate. Expenses 2016.
Question: is document a contract and what is performance criteria?

The meeting was adjourned at 4:23pm.
Next Board meeting is scheduled for June 12th at 2:00p

Respectfully Submitted,
Alan Berger - Secretary