

Greenbrook Town House Association

2020 Annual Meeting Minutes

Greenbrook Gazebo Area

950 S. Fraser Way – Aurora, CO 80012

October 6, 2020

Call to order at 5:30 p.m. by Blanche Smith

Board members present: Blanche Smith, Barbara Carpenter, Bob Noll, and Tom Herrod

Board members absent & excused: Carl Davison

CPMG: Debra Vickrey, Association Manager, and assistants John Wolfrum and bill Dougal. Minutes were taken and transcribed by Debra Vickrey.

Certification:

- Quorum of the members established by proxy and attendance. Proof of mailing presented by CPMG. There were 18 attendees and 30 valid proxies.

October 9, 2019 Minutes:

- **Motion** to approve the 2019 minutes as presented was duly made, seconded and passed unanimously.

President's Report: Blanche Smith

- Blanche gave a summary of activities on the property and the impact of the COVID19 on the year.

Treasurer's Report: Barbara Carpenter

- Barbara gave a review of the 2021 budget and responded to questions.

Board Member Elections:

- Debra Vickrey explained that there were 4 board positions open. Three positions are 3-year terms, and one position is a 2-year term.
- Blanche Smith indicated her interest in reelection.
- Debra asked if there were any nominations from the floor.
- Debbie Osborne, Katrina Parks, and Carmen Garcia were nominated from the floor.
- **Motion** to close nomination was duly made, seconded and passed unanimously.
- **Motion** to elect Blanche Smith, Debbie Osborne, Katrina Parks, and Carmen Garcia by acclamation was duly made, seconded and passed unanimously.

Homeowner Forum: 18 homeowners attended

- There were questions related to the budget in the areas of snow removal, upcoming painting cycles, tree maintenance, and completing the roof replacements.
- Maintenance items were brought to the attention of the Board and CPMG.
- There was discussion about the status of the tennis courts.
- Concerns were expressed about residents who continue to feed the squirrels.

Election of Officers:

- **Motion** to elect the following officers was made by Bob Noll, seconded by Barbara Carpenter and passed unanimously;
 - Blanche Smith, President
 - Bob Noll, Vice President
 - Barbara Carpenter, Treasurer/Secretary

Adjournment: Motion to adjourn at 6:15 P.M. was duly made, seconded and passed unanimously.

Minutes approved: Robert Noll 1-14-22
President Date