

Greenbrook Town House Association

2021 Annual Meeting Minutes

Via Zoom

November 30, 2021

Call to order at 6:00 p.m. by attorney Bujar Ahmeti

Board members present: Blanche Smith, Barbara Carpenter, Bob Noll, Katrina Parks, and Debbie Osborne

Board members absent & excused: Tom Herrod

CPMG: Debra Vickrey, Association Manager. Minutes were taken and transcribed by Debra Vickrey.

Certification:

- Roll call by Bujar. Quorum of the members established by proxy and attendance. Proof of mailing presented by CPMG. There were 35 attendees and 34 valid proxies.

October 6, 2020 Minutes:

- **Motion** to approve the 2020 minutes as presented was duly made, seconded and passed unanimously.

President's Report: Blanche Smith

- Blanche gave a summary of activities on the property.

Ratification 2022 budget: Barbara Carpenter

- Barbara gave a review of the 2022 budget and responded to questions.
- **Motion** to ratify the 2022 budget was duly made, seconded and passed unanimously.

Board Member Nominations:

- Debra Vickrey explained that there were 4 board positions open. Three positions are 3-year terms, and one position is a 1-year term to complete a vacant term.
- Barbara Carpenter, Robert Noll and Tom Herrod (as was expressed by Blanche Smith in Tom's absence) indicated their interest in reelection.
- Bujar asked if there were any nominations from the floor.
- The following people in addition to those above were nominated: Jim Schmidt, Helen Pianalo, Tammy Erickson, Paula Halmo and Karen Casner.
- **Motion** to close nomination was duly made, seconded and passed unanimously.
- Bujar explained the process of mailing and returning the ballots.
- Candidates agreed to a Meet the Candidates night on December 9, 2021 to be held at the clubhouse.

Homeowner Forum:

- Maintenance items were brought to the attention of the Board and CPMG.
- There was discussion about the status of the tennis courts.
- Many owners expressed their dissatisfaction with the landscaping services.

