

**Greenbrook Town House Association**  
Board of Directors Meeting Minutes  
Clubhouse  
May 12, 2021

**Board members present:** Blanche Smith, Bob Noll, Barbara Carpenter, and Katrina Parks, Tom Herrod, Carmen Garcia, and Debbie Osborne

**CPMG Staff:** Debra Vickrey, AMS, PCAM - Association Manager

Quorum of Board of Directors established. Meeting called to order at 6:00 p.m. Minutes were taken and transcribed by Debra Vickrey.

**Homeowner Forum:** No attendees

**Meeting Minutes:** March 10, 2021

- **Motion** to approve the minutes was made by Bob Noll, seconded by Carmen Garcia and passed unanimously.

**Hearings:**

- **Motion** to assess the fine to 1052 S Granby Way for a damaged screen door was made by Blanche Smith, seconded by Bob Noll and passed unanimously.

**Finance:**

- **Motion** to accept March - April 2021 financials prepared by CPMG, subject to audit, was made by Barbara Carpenter, seconded by Bob Noll and passed unanimously.

**Association Managers' Report:** Debra Vickrey

- Debra gave a summary of daily operations.

**Discussion Items:**

- The Board discussed the continued abuse of visitor parking. Options for enforcement were discussed.

**Contracts/Proposals:** None

**Correspondences:** None

**Architectural Requests:** None

**Adjournment:** 6:45 p.m.

**Next Meeting:** July 14, 2021

**Board actions between meetings:**

- The Board approved the architectural request from 848 S Granby Cir to install new windows.
- The Board approved the architectural request from 926 S Evanston Cr. to install a larger window well.

- The Board approved the architectural request from 1071 S Granby Way to install a larger window well.
- The Board approved the architectural request from 873 S Granby Cir to replace their concrete patio.
- The Board approved the WDR Construction proposal in the amount of \$5,177.37 to remove the brick pillars and fence for 873 S Granby Cir to replace their patio and then reinstall.
- The Board approved the architectural request from 813 S Evanston Cir. to install new windows and a sliding door.
- The Board approved the Heritage Roofing proposal in the amount of \$2,850.00 for gutter repairs at 949 S Granby Way, 892 S Granby Cir, and 847 S Evanston Cir.

Minutes approved:

Blanche J. Smith                      7-20-21

Blanche Smith, President

Date