

Greenbrook Town House Association
Board of Directors Meeting Minutes
Clubhouse
September 8, 2021

Board members present: Blanche Smith, Bob Noll, Barbara Carpenter, Tom Herrod, Katrina Parks 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: 2 attendees

- An individual who rents raised numerous issues with the Board regarding how unhappy he believed owners in the community are with the Board, CPMG, choice of contractors and just the way the community looks.

Meeting Minutes: July 14, 2021

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

Hearings: None

Finance:

- **Motion** to accept July - August 2021 financials prepared by CPMG, subject to audit, was made by Barbara Carpenter, seconded by Bob Noll and passed unanimously.
- **Motion** to approve the 2022 budget, with a \$10.00 per month dues increase was made by Barbara Carpenter, seconded by Tom Herrod and passed on a vote of 5 to 1 with Debbie Osborne voting no.
- **Motion** to approve the 2020 audit was made by Bob Noll, seconded by Blanche Smith and passed unanimously.
- **Motion** to approve the RBC investment recommendation was made by Barbara Carpenter, seconded by Katrina Parks and passed unanimously.

Association Managers' Report: Debra Vickrey

- Debra gave a summary of daily operations.
- Annual meeting set for October 13, 2021 at 6:00 pm outdoors at the gazebo area.

Discussion Items:

- The Board discussed a parking resolution that would restrict visitor parking during late night without a pass. The Board tabled the matter.

Contracts/Proposals:

- **Motion** to approve the engagement of Griffin Group for the 2021 taxes/audit in the amount of \$2,200 was made by Barbara Carpenter, seconded by Katrina Parks and passed unanimously.
- **Motion** to approve the SaveATree proposal in the amount of \$2,385 for tree removals was made by Katrina Parks, seconded by Blanche Smith and passed unanimously.

- **Motion** to approve the Supreme Commercial 2021-2022 snow removal contract, on an as-needed-basis, was made by Bob Noll, seconded by Katrina Parks and passed unanimously.
- **Motion** to approve the 2022 Management Agreement in the amount of \$50,184 was made by Barbara Carpenter, seconded by Blanche Smith and passed unanimously.

Correspondences: None

Architectural Requests: None


Adjournment: 7:45 p.m.

Next Meeting: Annual meeting October 13, 2021 at 6:00 PM

Board actions between meetings:

- The Board approved the DACS proposal in the amount of \$6,268.07 for pothole repairs.

Minutes approved:

	<i>1-14-22</i>
Bob Noll, President	Date