

**Greenbrook Town House Association**

2019 Annual Meeting Minutes

Greenbrook Clubhouse

950 S. Fraser Way – Aurora, CO 80012

October 9, 2019

Call to order at 6:30 p.m. by Blanche Smith

**Board members present:** Blanche Smith, Barbara Carpenter, John Farmer, Bob Noll, Carl Davison, and Eric Epps

**Board members absent & excused:** Tom Herrod

**CPMG:** Debra Vickrey, Association Manager, Lynda Reifman, CPMG President, and assistants John Wolfrum and Sylvia Marshall. 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 21 attendees and 30 valid proxies.

**October 10, 2018 Minutes:**

- **Motion** to approve the 2018 minutes as presented was duly made, seconded and passed unanimously.

**President's Report:** Blanche Smith

- Blanche gave a summary of activities on the property including the new security of the mail house, the failure of the tennis court ballot, the installation of new roofs, and the continuing issues with parking and pet waste.
- She reminded owners that they need to report violations to CPMG and be part of the solution to make improvements.

**Treasurer's Report:** Barbara Carpenter

- Barbara gave a review of the 2020 budget and responded to questions.

**Board Member Elections:**

- Debra Vickrey explained that there was 1 board positions open. The position is 3-year term. John Farmer has an expiring term.
- John Farmer indicated his desire to be reelected to the Board.
- Debra asked if there were any nominations from the floor.
- Jim Schmidt was nominated from the floor and gave a brief statement.
- **Motion** to close nomination was duly made, seconded and passed unanimously.
- Ballots were cast and John Farmer was reelected to a 3-year term.

**Homeowner Forum:** 21 homeowners attended

- There was significant discussion about the budget and dues increase.
- Concerns were raised about pulling out of the driveways onto Fraser with the speeding traffic.
- Owners were pleased with the changes at the mail house.

**Adjournment:** Motion to adjourn at 7:30 p.m. was duly made, seconded and passed unanimously.

Minutes approved: Stanley Smith 10-6-20  
President Date