Greenbrook Town House Association

2017 Annual Meeting Minutes Greenbrook Clubhouse 950 S. Fraser Way – Aurora, CO 80012 October 11, 2017

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

Board members present: Blanche Smith, Barbara Carpenter, John Farmer, and Bob Noll

Board members absent and excused: Carl Davison, Tom Herrod and Katrina Parks

CPMG: Debra Vickrey, Association Manager, Assistants John Wolfrum and Brittney Stoerger. 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 37 attendees and 19 valid proxies.

Aurora Police Department: Officer Rodriguez, PAR Officer

➤ Officer Rodriguez gave a summary of activity in the neighborhood emphasizing the Greenbrook community has very little crime. He responded to questions regarding parking on the public street, trespassing, and mailbox break-ins.

October 10, 2016 Minutes:

> **Motion** to approve the 2016 minutes as presented was duly made, seconded and passed unanimously.

President's Report: Blanche Smith

> Blanche spoke about the accomplishments and challenges of the past year.

Treasurer's Report: Barbara Carpenter

> Barbara gave a review of the 2017 budget and responded to questions.

Committee Reports:

> Board member John Farmer requested ideas from homeowners about what they would like to see in future newsletters.

Board Member Elections:

- > Debra Vickrey explained that there were 3 board positions open. All positions are 3 year terms. Blanche Smith, Carl Davison, and Katrina Parks have expiring terms.
- > Blanche Smith expressed interest in serving for another three-year term and spoke on behalf of Carl Davison who is also interested in serving another term. Katrina Parks was not present and did not make a request to be reelected.
- Motion to nominate Blanche Smith, Carl Davison, Eric Epps and Paula Halmo was duly made, seconded and passed unanimously. Each candidate gave a brief statement about why they were interested in serving on the Board.
- > Motion to close nominations was duly made, seconded and passed unanimously.
- > Ballots were collected.
- ▶ Blanche Smith, Carl Davison and Eric Epps were elected to 3-year terms.

Homeowner Forum: 37 homeowners attended

- > Homeowners spoke about the need to deal with the abuse of visitor parking by adding signs, distributing the rules to tenants and new owners, and more enforcement.
- > There were numerous questions regarding the budget that were responded to by the Board and CPMG.
- > Numerous complaints were expressed regarding the landscaping care, especially related to the shrubs and trees.
- > There was a discussion about the recent mailbox break-ins and the proposal for new mailboxes.
- > Owners commented on the yellow stripes on the stairs peeling off.
- > Maintenance items were brought to the Board and management's attention.

Adjournment: M	1otion to	adjourn	at 8:15	p.m.	was	duly	made,	seconded	and	passed
unanimously.		1								

Minutes approved:

President

Nate