

**Greenbrook Town House Association**  
2022 Annual Meeting Minutes  
Aurora Library  
October 11, 2022

Call to order at 6:00 p.m. by Robert Noll, Board President

**Board members present:** Robert Noll, Barbara Carpenter, Katrina Parks, Debbie Osborne, Jim Schmidt, Tom Herrod and Helen Pianalto

**CPMG:** Debra Vickrey, Association Manager. 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 23 attendees and 26 valid proxies.

**November 30, 2022 Minutes:**

- **Motion** to approve the 2021 minutes as presented was duly made, seconded and passed unanimously.

**President's Report:** Robert Noll

- Robert announced that future Board meetings will be held via zoom to increase participation. He told homeowners that future minutes would be posted as DRAFT documents rather than waiting to post them after approval. Robert gave a brief summary of the 2023 software changes planned at CPMG that will allow more direct homeowner access to their accounts.

**Presentation 2023 budget:** Barbara Carpenter/Debbie Osborne

- Debbie gave a review of the 2023 budget process, explained the reasons for the dues increase and responded to questions.
- Debra Vickrey was asked to give a summary of House Bill 1137 and the impact on the HOA.

**Board Member Nominations:**

- Debra Vickrey explained that there was 1 board positions open for a 3-year term.
- Helen Pianalto expressed interest in being reelected to the position.
- Debra asked if there were any nominations from the floor. There were none.
- **Motion** to close nomination was duly made, seconded and passed unanimously.
- **Motion** to elect Helen Pianalto by acclamation was duly made, seconded and passed unanimously.

**Homeowner Forum:**

- There were many comments about the yearly increase in dues and discussion about ways to cut expenses.
- Many owners expressed interest in moving more toward xeriscape in an effort to conserve water and save on the cost of water.
- CPMG was asked to identify what the management company does for the fee charged.

- A suggestion was made to notify all residents of how to receive both a trash can and a recycle bin from the trash company.
- There was discussion about the need for more thorough gutter cleaning, including the downspouts.
- A request was made to add captions for zoom meetings.
- Additional questions were asked about line items in the budget.

**Adjournment:** Motion to adjourn at 7:27 P.M. was duly made, seconded and passed unanimously.

Minutes approved: Robert W. Noll 10/12/2023  
President Date

