

Greenbrook Town House Association
Board of Directors Meeting Minutes
Clubhouse
March 14, 2022

Board members present: Bob Noll, Barbara Carpenter, Katrina Parks, Debbie Osborne, Jim Schmidt and Helen Pianalto

Board member absent and excused: Tom Herrod

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

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

Homeowner Forum: 2 attendees

- There were questions about Jim Schmidt's efforts to get proposals for the tennis court.
- The abuse of visitor parking by residents was discussed.

Meeting Minutes: January 12, 2022

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

Hearings: None

Finance:

- **Motion** to accept the final 2021 December financials and the January – February 2022 financials prepared by CPMG, subject to audit, was made by Barbara Carpenter, seconded by Jim Schmidt and passed unanimously.

Association Managers' Report: Debra Vickrey

- Debra gave a summary of daily operations.

Discussion Items: None

Contracts/Proposals:

- **Motion** to approve the 2022 Supreme Commercial Landscaping contract in the amount of \$47,184 was made by Jim Schmidt, seconded by Barbara Carpenter. The Board requested the contract be modified to add one additional shrub trimming service.
- **Motion** to approve the Rocky Mountain Tree proposal in the amount of \$40,345 for tree trimming and plant health care was made by Katrina Parks, seconded by Jim Schmidt and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$3,903.96 for concrete repairs at 823 S Evanston Circle was made by Bob Noll, seconded by Jim Schmidt and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$2,259.63 for concrete repairs at 969 S Evanston Circle was made by Bob Noll, seconded by Jim Schmidt and passed unanimously.

- **Motion** to approve the 2022 Pool Connection 7-days per week contract was made by Katrina Parks, seconded by Barbara Carpenter and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$3,483.98 to safety paint yellow the stairs throughout the community was made by Jim Schmidt, seconded by Debbie Osborne and passed on a vote of 5 to 1 with Katrina Parks objecting to the yellow paint color.
- **Motion** to approve the Heritage Roofing proposal in the amount of \$3,200 to seal all of the skylights at building 980 Granby Way was made by Jim Schmidt, seconded by Katrina Parks and passed unanimously.

Correspondences: None

Architectural Requests: None

Adjournment: 6:55 PM

Next Meeting: May 11, 2022

Board actions between meetings:

- The Board approved the architectural request from 825 S Granby Way to replace windows "like for Like".

Minutes approved:

Robert W. Noll 5-10-22

Bob Noll, President

Date