

Greenbrook Town House Association
Board of Directors Meeting Minutes
Clubhouse
November 13, 2019

Board members present: Blanche Smith, Eric Epps, Bob Noll, Tom Herrod, Carl Davison and John Farmer

Board members absent and excused: Barbara Carpenter,

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

Quorum of Board of Directors established. Meeting called top order at 6:00 p.m. Minutes were taken and transcribed by Debra Vickrey.

Homeowner Forum: 1 attendee

- There were questions about the pool repairs the Board is considering.

Meeting Minutes: September 11, 2019

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

Election of Officers:

- **Motion** to elect the following officers was made by Bob Noll, seconded by Eric Epps and passed unanimously;
 - Blanche Smith, President
 - Bob Noll, Vice President
 - Barbara Carpenter, Treasurer/ Secretary

Hearings:

- **Motion** to assess the fine to 987 S Evanston for a second violation for operating an Airbnb was made by Blanche Smith, seconded by Tom Herrod and passed unanimously.

Committee Reports:

Building and Grounds: None

Welcome/Social Committee: None

Architectural: None

Finance:

- **Motion** to accept the September and October 2019 financials prepared by CPMG, subject to audit, was made by Blanche Smith, seconded by Eric Epps and passed unanimously.
- **Motion** to send account 924 S Fairplay St. to attorney Moeller Graf for collections was made by Blanche Smith, seconded by bob Noll and passed unanimously.

Association Managers' Report: Debra Vickrey

- Debra gave a summary of daily operations.

Discussion Items: None

Contracts/Proposals:

- **Motion** to approve the Neptune Pools proposal in the amount of \$5,500.00 for a replacement pool cover was made by John Farmer, seconded by Carl Davison and passed unanimously.
- **Motion** to approve the Perfect Pools proposal in the amount of \$12,500.00 to replace the pool filter and perform maintenance on the pool heater was made by Eric Epps, seconded by Tom Herrod and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$2,942.25 to replace the skylight at 846 S Granby Cir. Was made by Carl Davison, seconded by Bob Noll and passed on a vote of 5 to 1 with Tom Herrod voting no.

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Correspondences: None

Architectural Requests: None

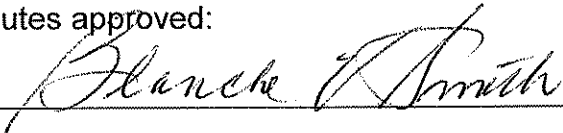
Adjournment: 6:35 p.m.

Next Meeting: January 8, 2020

Board actions between meetings:

- The Board accepted the Architectural Committee's approval for the following architectural requests:
 - 1026 S Fraser Way – install radon system
 - 925 S Evanston Cir – install radon system
 - 919 S Evanston Cir – security camera installation
 - 953 S Fairplay St – replace patio sliding door
 - 1087 S Fraser Way – front door replacement

Minutes approved:



1-8-2020

Blanche Smith, President

Date