

MEETING MINUTES - GPOA BOARD - OCTOBER 5 , 2015

\* Meeting called to order by Rick Oborn, President.

\* In attendance were Board members, Rick Oborn , Jan Cahoon, Ron Letellier, Verna Kuyper, Mark Taylor, Larry Van Wart and Steve Jones.

\* Minutes from the September meeting, as amended, were approved.

\* First order of business was Financial issues, including the 2016 Budget. Steve Jones presented an Analysis Sheet containing Revenues and Expenses for 2014, Budgeted and Actual Expenses for 2015 and Estimates for 2016. With inputs from Committee members; it was agreed some line items required revision.

Since By-Laws require presentation of a future year's budget to the membership 10 days prior to the Dec. meeting, the Board voted to have Steve prepare a revised Budget and E-Mail it to Board members for E-Mail ratification.

During the discussion; it was noted 2015 expenses were within budgeted estimates and revenues were slightly higher than 2014.

\* Verna Kuyper offered the proposed forms for the Dec. meeting: Notice of Annual Meeting, Ballot and Proxy form and Candidate Sheet. The Board voted to approve these forms.

It was agreed to incorporate these pages and the revised budget into two - 2 sided sheets; to be printed and folded by UPS. Members decided to save added costs by stamping and stuffing envelopes as a group. The date of Oct, 28th at 2:00 PM was set. Envelopes have already been printed.

\* Community Watch is holding a meeting Wed, October 7th. All residents are urged to attend. As the Board, our responsibilities in furtherance of their activities was discussed. It was agreed the Board should take a support role; offering whatever of our facilities they may require. Several Board members intend to attend the meeting.

\* Larry Van Wart reported on several issues:

Little Guys have completed Fall clean-up of Greenbrier Parkway, Bear Park and the Nature Walk. Larry has inspected their work and approved payment of Little Guys' invoice of \$1400.00. The Board voted to approve the payment.

Derek Loomis presented a contract offer for next years mowing of Greenbrier Parkway, the College Parkway and Bear Park. Total for 2016 is \$11,400. An increase of \$600 over 2015. Loomis had not increased his price of 2014 in the 2015 contract. The Board agreed to the increase and voted to approve the 2016 contract at \$11,400.

1208 Pine Valley. The absent owners have never acknowledged the Boards request for upkeep of the property. The Board previously agreed to undertake such maintenance as necessary to prevent the property from being

an eyesore. To facilitate; Larry obtained an estimate from the Hopkins Co. totaling \$625.00. Board voted to approve the work. When completed; the invoice will be given to attorneys Richardson and Richardson for collection.

GB Mail is now running. So far; between 75 and 100 residents have enrolled. Larry will promote GB Mail at the Community Watch meeting and with an invitation to join in the next Gazette. He speculated some are hesitant to provide information (already in our directory). He will re-evaluate response February.

ACC issues were discussed:

A suggestion to place a sign at the Greenbrier entrance regarding tree removal was not approved

No response to an ACC request to remove or take action on 4 cars parked at 1119 Basil was discussed. Options including a fine are possible. The ACC Committee will review and advise.

The McLamb application for a rear-property shed, previously denied, has been reviewed with the homeowner. Construction options were explained; and the McLamb's agreed to look into them.

- \* The question of Covenant Variances was again reviewed. The need to create a firm policy that would still give residents a reasonable avenue for economic additions or changes; has been an on-going issue with the current and previous Boards. It was agreed the ACC Committee should write a Policy Change to the By-Laws for Board review. The Board believes any change should be carefully reviewed before submission to the membership.
- \* There is concern the By-Law requirement each Board member can hold a committee or Officer position for one year may place new members in positions without adequate training. This issue is tabled for further debate.
- \* On motion, the meeting was adjourned.