

Greenbrier Property Owners Association Board Meeting
The Emerald
October 20, 2021, at 5:00 P.M.

Present: Bruce Shotland, Vice President
Terry West, Treasurer
Mandy Chew, Member at Large
Geoffrey Smith, Member at Large

Others: George Kramer, Chair ACC
Wayne D'Arco, Former ACC Member
Parks Schaefer, ACC Member

Absent: Gerry Fleckenstein, President
Paul DeVenuto, Assistant Treasurer

Call to Order/Quorum: The regular monthly meeting of the GPOA was called to order by Bruce Shotland, Vice President, at 5:17 P.M. after determining that a quorum was established.

Bruce announced that he had received that day verbal and written notification from Gerry Fleckenstein, current President, of her immediate resignation from the Board. A copy of the resignation letter is attached.

Community Comments: None

ACC Report/October Permit Applications: George Kramer, Chair

1. Diane deEcheandia – 105 Southern Hills Drive – Fence installation for pet
A motion to approve made by M. Chew; was seconded and approved.
2. William Stafford, 2001 Clubhouse Drive – Deck Expansion
A motion made to approve by M. Chew, was seconded, and approved.
3. Rebecca Anthon – 900 Basil Drive – Temporary fence extension
The ACC did not endorse this request. G. Smith made a motion to support the ACC's recommendation, not to approve. The motion was seconded, and board approved.
4. Barbara Pearson – 102 Saint Andrews Circle – Dog fencing
A motion made to approve by G. Smith, was seconded, and approved.
5. Ruth Powers – 103 Inverness Court – Retaining wall adjacent to ditch enlargement
A motion made to approve by M. Chew, was seconded, and approved.
6. Gail Zarrello – 133 Southern Hills Drive – Driveway replacement
A motion made to approve by M. Chew, seconded, and approved.

Landscaping:

Joan C. Ferzetti – 6005 Clubhouse Drive – Plantings per schematic
A motion to approved made by G. Smith, was seconded, and approved.

Tree Removal:

Anthony Pressley – 101 Oak Hill Lane – 4 Trees, many to remain
A motion made to approve by G. Smith, was seconded and approved.

Discussion/Other Topics:

1. M. Chew made a motion to approve Scott Speicher to ACC committee. Section assignments and acknowledgements for the ACC
2. A discussion of the GPOA's Confidentiality Statement and the ACC's responsibilities to privacy was reviewed.

Geoffrey Smith Permit Appeal

A review of the Wetland's designation of his property, located at 311 Meridian Court was discussed. P. Schaefer, ACC member, rescinded his objection to the initial request for pavers after reviewing the covenants for the designated property. B. Shotland called for an Executive Session at 6:03 P.M. Board members retired. Normal business resumed at 6:14 P.M.

A motion made by B. Shotland to approve the permit appeal seconded by M. Chew and T. West.

Approval of Corrected August 18, 2021, Meeting Minutes –

A motion made by M. Chew to accept the corrected minutes, was seconded, and approved.

Approval of September 15, 2021, Meeting Minutes –

A motion made by M. Chew to approve the September meeting minutes, was seconded, and approved.

Treasurer's Report – Terry West

1. Changes to the GPOA Website were made after August 18th resulting in an increase in costs.
2. Checking balance is \$20,957; the money market is \$14,080 and the Bear Park fund totals \$1380.
3. Terry requested to move \$8,000 from the checking account to the GPOA money market account. A motion made to approve by G. Smith, seconded and approved.
4. A motion made to approve proposed membership dues for 2022 to \$90. to be voted on by the membership at the annual winter meeting, was seconded and approved.

4. A motion made by M. Chew to accept the September 2021 Treasurer's report as information, was seconded and approved.

Secretary's Report – No report

Safety Report – Paul DeVenuto - Absent

Member-at-Large Report – Mandy Chew

1. M. Chew accepted duties and responsibility for communications and the GPOA Mail.
2. The "Volunteers Breakfast" at the Nature Park scheduled for November 3rd was postponed. More information to follow.
3. Membership reported via Rhona Beadle, Membership Chair, is 491 or 75.4% property owners. HOA membership is 109 or 66%
4. The Luminaria/Light up the Night Event is scheduled for Dec. 19th, with a "rain day" of Dec 20th.
5. Written reports attached from the Garden Gurus and the Trailblazers for the Nature Park.

The next GPOA monthly meeting was for Wednesday, November 17, 2021, however, it will be rescheduled due to announced absence of two board members due to holiday travel plans (the Nov. 17th meeting would not be valid since a quorum would not be obtained with only three (seven possible) board members present. A future date for this meeting, if any, to be announced.

With the unexpected resignation of the just appointed President and the imminent Semi-Annual winter meeting, a special board meeting was called for at an expedited date to be determined.

There being no further business, B. Shotland adjourned the meeting at 7:32 P.M.

Submitted by Mandy Chew

Attachments