

Greenbrook Town House Association
2018 Annual Meeting Minutes
Greenbrook Clubhouse
950 S. Fraser Way – Aurora, CO 80012
October 10, 2018

Call to order at 6:30 p.m. by Blanche Smith

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

CPMG: Debra Vickrey, Association Manager, Lynda Reifman, CPMG President, and assistants John Wolfrum and Brittany Chiles. 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 31 attendees and 23 valid proxies.

October 11, 2017 Minutes:

- **Motion** to approve the 2017 minutes as presented was duly made, seconded and passed unanimously.

President's Report: Blanche Smith

- Blanche made comments regarding the no parking signs recently installed by the City of Aurora. She encouraged owners to contact the city with questions or concerns.
- She introduced Kay Michaels, Chair of the Hospitality Committee who gave an update on events.

Treasurer's Report: Barbara Carpenter

- Barbara gave a review of the 2018 budget and responded to questions.

Board Member Elections:

- Debra Vickrey explained that there were 3 board positions open. All positions are 3 year terms. Bob Noll, Barbara Carpenter and Tom Herrod all have expiring terms.
- Debra asked if there were any nominations from the floor. There were none.
- **Motion** to nominate Bob Noll, Barbara Carpenter and Tom Herrod was duly made, seconded and passed unanimously. Each candidate gave a brief statement about why they were interested in serving on the Board.
- **Motion** to close nomination was duly made, seconded and passed unanimously.
- **Motion** to elect Bob Noll, Barbara Carpenter and Tom Herrod to 3-year terms by acclamation was duly made, seconded and passed unanimously.

Homeowner Forum: 31 homeowners attended

- There was significant discussion about the new no parking signs posted by the City of Aurora and the use and misuse of visitor parking.
- Owners made several maintenance requests.
- Questions were asked about the possibility of making the pool area more handicap assessable.
- A suggestion was made to consider removing some turf areas, where it makes sense, to conserve water.

- There was discussion about the tennis court survey and next steps in the process.
- Concerns were raised about the lack of street lighting at the entrance of Fraser and Chambers making it difficult to see pedestrians.
- Other items raised were unsupervised children during clubhouse rentals, the possibility of installing a lock on the bathrooms using the same key card system as the pool, and deliveries in the driveways.

Adjournment: Motion to adjourn at 7:40 p.m. was duly made, seconded and passed unanimously.

Minutes approved:

Blanda V. Smith
President

10-9-19
Date