

Greenbrook Town House Association

2023 Annual Meeting Minutes

Greenbrook Clubhouse

October 11, 2023

Call to order at 6:00 p.m. by Robert Noll, Board President

Board members present: Robert Noll, Barbara Carpenter, Katrina Parks, Debbie Osborne, and Tom Herrod

CPMG: Debra Vickrey, Association Manager. 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 14 attendees and 19 valid proxies.

October 11, 2022 Minutes:

- **Motion** to approve the 2022 minutes as presented was duly made, seconded and passed unanimously.

President's Report: Robert Noll

- Robert summarized the need for the dues increase, spoke about the upcoming need to replace sidewalks, and that a phase a painting is planned of 2024. He also reminded attendees about the responsibility to pick up after their pets.

Presentation 2023 budget: Barbara Carpenter

- Barbara gave a review of the 2024 budget process, explained the reasons for the dues increase and responded to questions. She spoke about the need to replenish the reserves after paying for the roofs.
- The budget was ratified.

Board Member Nominations:

- Debra Vickrey explained that there were 3 board positions open for a 3-year term.
- Katrina Parks and Debbie Osborne expressed interest in being reelected to the position.
- Tom Herrod declined to run again for his position.
- Debra asked if there were any nominations from the floor.
- Craig Gelckman was nominated.
- **Motion** to close nomination was duly made, seconded and passed unanimously.
- **Motion** to elect Katrina Parks, Debbie Osborne and Craig Gleckman for 3-year terms by acclamation was duly made, seconded and passed unanimously.

Homeowner Forum:

- Maintenance issues related to gutter cleaning were raised. It was suggested that more supervision of the selected contractor was needed.
- There was discussion about the amount of dog waste on the property and the frustration with those that do not take care of their pets.
- Questions about why nothing has been done to the tennis court. Debra provided a summary of the process to make a Declaration change to repurpose the courts.

- Budget questions were asked and answered.
- There was an inquiry as what services CPMG provides as the management company.

Adjournment: Motion to adjourn at 6:54 P.M. was duly made, seconded and passed unanimously.

Minutes approved: Robert W. Roll 10-9-24
President Date