

Greenbrook Town House Association
Board of Directors Meeting Minutes
Clubhouse
March 19, 2019

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

CPMG Staff: Debra Vickrey, CAM, 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 attendees

- No comments

Meeting Minutes: January 9, 2019

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

Hearings: None

Committee Reports:

Building and Grounds: None

Welcome/Social Committee: None

Architectural: None

Finance:

- **Motion** to accept the January & February 2019 financials prepared by CPMG, subject to audit, was made by Barbara Carpenter, seconded by Bob Noll and passed unanimously.
- **Motion** to send the following accounts to attorney Moeller Graf for collections was made by Bob Noll, seconded by Eric Epps and passed unanimously;
 - 965 S Evanston Circle

Association Managers' Report: Debra Vickrey

- Debra gave a summary of daily operations.

Discussion Items:

- The Board agreed to allow the Waste management contract to automatically renew.
- Debra gave a summary of the tennis court ballots. Received thus far are 60 ballots in favor and 13 ballots against. For the amendment to pass an additional 83 votes in favor are needed. The Board agreed to have CPMG send another mailing.

Contracts/Proposals:

- **Motion** to approve the Roof & Gutter Guys proposal in the amount of \$7,865.00 for gutter cleaning was made by Blanche Smith, seconded by Barbara Carpenter and passed unanimously.

- **Motion** to approve the SaveATree proposal in the amount of \$7,405.00 for 2019 plant health care was made by Barbara Carpenter, seconded by Eric Epps and passed unanimously.
- **Motion** to approve the Dynamic Roofing proposal in the amount of \$292,370.36 for roof replacements was made by Blanche Smith, seconded by Barbara Carpenter and passed unanimously.

Correspondences: None

Architectural Requests: None

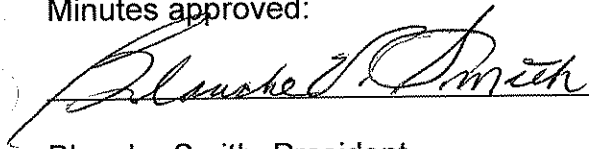
Adjournment: 6:45 p.m.

Next Meeting: May 8, 2019

Board Actions Between Meetings:

- The Board accepted the Architectural Committee's approval for the following architectural requests:
 - 981 S Evanston Cir. Install a radon mitigation system

Minutes approved:



Blanche Smith, President

5-8-19

Date