

Greenbrook Town House Association
Board of Directors Meeting Minutes
Clubhouse
May 8, 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: 3 attendees

- Homeowner asked about volunteering to replace light bulbs and get reimbursements.
- There was discussion about the failed tennis court ballot.

Meeting Minutes: March 19, 2019

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

Hearings: None

Committee Reports:

Building and Grounds: None

Welcome/Social Committee:

- **Motion** to approve funds for the summer picnic, not to exceed \$400.00 was made by Barbara Carpenter, seconded by Blanche Smith and passed unanimously.

Architectural: None

Finance:

- **Motion** to accept the March and April 2019 financials prepared by CPMG, subject to audit, was made by Barbara Carpenter, seconded by Eric Epps and passed unanimously.
- **Motion** to send the following accounts to attorney Moeller Graf for collections was made by Blanche Smith, seconded by Barbara Carpenter and passed unanimously;
 - 983 S Evanston Circle
 - 993 S Fairplay Street

Association Managers' Report: Debra Vickrey

- Debra gave a summary of daily operations.
- She reported the tennis court ballot failed with a vote of 76 yes and 27 no votes. The 67% approval was not achieved.

Discussion Items:

- The Board agreed because the tennis court ballot failed to remove the nets and post a permanent sign that the court was indefinitely closed.

Contracts/Proposals:

- **Motion** to approve the Mace LLC contract in the amount of \$4,700.00 for engineering to correct a drainage problem at 848 S Granby Circle was made by Blanche Smith, seconded by John Farmer and passed unanimously.

Correspondences:

- **Motion** to deny the request for a towing reimbursement was made by Blanche Smith, seconded by Carl Davison and passed on a vote of 6 to one with John Farmer abstaining.

Architectural Requests: None

Adjournment: 6:27 p.m.

Next Meeting: July 10, 2019

Board Actions Between Meetings:

- The Board accepted the Architectural Committee's approval for the following architectural requests:
 - 943 s Fairplay St – window replacements
 - 803 S Granby Cir – install spigot
 - 961 S Evanston Cir – replace front screen

Minutes approved:

 7-10-19

Blanche Smith, President

Date