

Greenbrook Town House Association
Board of Directors Meeting Minutes
Clubhouse
May 11, 2022

Board members present: Bob Noll, Barbara Carpenter, Tom Herrod, Jim Schmidt and Helen Pianalto via phone

Board member absent and excused: Katrina Parks and Debbie Osborne

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager

Quorum of Board of Directors established. Bob Noll called the meeting to order at 6:00 p.m. Minutes were taken and transcribed by Debra Vickrey.

Homeowner Forum: 3 attendees

- There was an extensive discussion about the tennis courts and a process to revisit the question of what to do with them going forward.

Meeting Minutes: March 14, 2022

- **Motion** to approve the minutes was made by Jim Schmidt, seconded by Tom Herrod and passed unanimously.

Hearings: None

Finance:

- **Motion** to accept the March - April 2022 financials prepared by CPMG, subject to audit, was made by Barbara Carpenter, seconded by Jim Schmidt and passed unanimously.

Association Managers' Report: Debra Vickrey

- Debra gave a summary of daily operations.
- She gave a report on the previous actions taken by the board to get homeowners to vote on options for the tennis courts.

Discussion Items:

- Jim Schmidt suggested the Board consider doing a community picnic this summer and he volunteered to work on the event.

Contracts/Proposals:

- **Motion** to approve the Griffingroup 2021 taxes/audit proposal in the amount of \$2,200 was made by Bob Noll, seconded by Tom Herrod and passed unanimously.
- **Motion** to approve the Heritage Roofing gutter cleaning proposal in the amount of \$4,500 was made by Barbara Carpenter, seconded by Bob Noll and passed unanimously.

Correspondences: None

Architectural Requests: None

Adjournment: 7:10 PM

Next Meeting: July 13, 2022

Board actions between meetings:

- The architectural committee denied the architectural request from 1072 S Granby Way for a front door replacement because the color was inconsistent with the other brown doors.
- The Board approved the Rocky mountain Tree proposal in the amount of \$2,800 for storm damage to the trees.
- The architectural committee approved the request from 913 S Evanston Circle for window replacements with the condition they are "like for like".

Minutes approved:

Robert N Noll

7-12-22

Bob Noll, President

Date