

Greenbrook Town House Association
Board of Directors Meeting Minutes
Clubhouse
July 13, 2022

Board members present: Bob Noll, Barbara Carpenter, Tom Herrod, Jim Schmidt, Helen Pianalto via phone, 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: 8 attendees

- There was discussion about allowing different color doors in the community and the process for approval.
- Landscaping and irrigation issues were brought to the attention of the Board and CPMG.

Aurora Water Presentation: Cancelled

Meeting Minutes: May 11, 2022

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

Hearings:

- **Motion** to assess the fine to 851 S Evanston Cir for items in the common area was made by Helen Pianalto, seconded by Tom Herrod and passed unanimously.

Finance:

- **Motion** to accept the May - June 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 summary of the new legislation HB1137 and the changes it requires for all HOA's. There were questions from the attendees regarding the costs associated with the changes.

Discussion Items:

- Jim Schmidt suggested the Board consider amending the rules to make clear the tennis courts are not operable.

Contracts/Proposals: None

Correspondences: None

Architectural Requests:

- **Motion** to approve the front door replacement at 1072 S Granby Way, as submitted, was made by Barbara Carpenter, seconded by Katrina Parks and passed on a vote of 6 to 1 with Debbie Osborne abstaining.

Adjournment: 7:10 PM

Next Meeting: September 14, 2022

Board Actions Between Meetings:

- The Board approved the Moeller Graf proposal in the amount of \$1,500 to prepare the documents to comply with the new legislation HB-1137.
- The Board approved the architectural request from 941 S Evanston Cir to replace their air conditioner.
- The Board approved the Dynamic Roofing proposal in the amount of \$2,177.33 to replace two skylights at 957 S Evanston Cir.

Minutes approved:

Robert W Noll

9-18-22

Bob Noll, President

Date