

Meeting Minutes
Greenbriar Place Homeowners Association Annual Meeting
Sunday February 25, 2024, 2:30 p.m.

Phelps Community Center
2200 Rock Quarry Drive, Tuscaloosa, AL 35406

Households Present: 37 (25 present and 12 proxies)

New Greenbriar Place Directories were provided at the sign-in table.

1. The meeting was called to order at 2:30 p.m. by President Shane Merritt.
2. Shane said the first order of business was to determine if the association had a quorum for the meeting to conduct business. At the last meeting, the association voted to establish a quorum of 30 households (26.33%). A count was conducted, and the quorum was met with a total of 37 households present or proxied.
3. The agenda was presented and accepted.
4. The minutes for the February 19, 2023 meeting were reviewed and accepted.

5. Treasurer Report

Treasurer Dianne Rumanek gave the financial report for the year July 1, 2023-to date. (See attached budget.)

Dianne reported that the Association has a cash balance of \$18,201.89 with all bills paid to date. She noted there were two past due memberships, one for 2021 and one for 2022, and 11 for 2023. Shane will work on collecting these. She said the association was in good shape financially, that it was amazing that we didn't have a significant collection problem, neighbors are very supportive, and it is great for the association to have funds to take care of things when they go bad. There were several such one-time expenditures: We cleaned out the retention pond when a tree fell at a cost of \$1,480; the entrance planting bed needed repair of broken sprinkler lines, two new heads and a clean out at a cost of \$855; our new directory had \$650 printing costs. Our reserve pays for such big stuff. We have a lot of new neighbors and the directory was outdated. Dianne thanked Mitzi, Carolyn, Camille, and Pat for their hard work on the directory. Dianne noted that she has retired from her CPA office, so members should send due to her home at 703 Greenbriar Place, not the former P.O. Box.

Shane will, as always, send a dues reminder to homeowners and will include Dianne's address in it.

6. Discussion: Adherence to covenants regarding lawn decorations and lawn care.

Shane noted that Items 24 and 25 in the Homeowners Association Covenant, which all owners sign at purchase, requires adherence to uniform standards for lawn presentation and care. He reviewed items 24 and 25 reprinted below, which are not being followed in some instances. He said the covenant doesn't detail all examples of unacceptable items so the board and the Architectural Committee feels we need to adopt an example list of things that are acceptable or not and post on the website. For example, his personal perspective is that blow-up holiday items aren't suitable, especially when they are left uninflated. And there are constants not just holiday related items. It would be helpful to establish some guidelines for uniformity. He

welcomed thoughts by neighbors on this. He said that not everyone will agree on what is suitable or not. That is why we need to get input and do the best we can to establish harmony on this.

Mitzi Hill spoke: She noted that it doesn't take more than two or three unsightly lawns to deter people from purchasing a home here. This complaint has been aired before. Addressing the topic is sensitive because we all like each other and don't want to hurt feelings. But anything plastic — pots, boxes, objects, year-round things, etc. — detract. We need to have ceramics or upscale materials for the neighborhood. It protects property values.

Shane said the board would work with the Architectural Committee to develop guidelines. We can't always agree but we need a standard regarding objects.

Same issue: lawn care. There was discussion regarding the importance of lawn care, raking leaves, leaves that blow into other neighbors' yards, and weed control. Some neighbors use Old South Services for weed control. They charge around \$40-55 for periodic herbicide treatments and fertilizing.

A complete copy of the covenant is on our website at <https://greenbriarplacehoa.com>

7. Discussion: Extend the Current Quorum Minimum to Enable Business to Continue While By-Laws are Under Review.

Shane noted that, as everyone knows, the current by-laws, which are outdated, call for a minimum of 40 households to establish a quorum. This is half the membership and has always been impossible to obtain. The result is we call for meetings that cannot conduct business. Last year we adopted a minimum of 30 until we permanently change the by-laws and establish a new quorum. Do we want to vote to continue this?

There was discussion regarding an appropriate number for a quorum: If we had not gotten the proxies for this meeting, we could not proceed, and the money we spent on the meeting facility and work to organize the meeting would have been wasted. What is an appropriate number? Camille Shots made a motion to suspend the by-laws and make the quorum 25. Pat Goff seconded. Motion carried.

8. Nomination and Election of Architectural Committee

The Architectural Committee now consists of Todd Nodine, Susan Welch and Doug Dean. A minimum of three people is necessary. Shane noted that Todd Nodine wasn't present but volunteered to continue. Shane nominated him. The Architectural Committee's duties are to review proposals by homeowners for painting, doors, decorations, plantings to ensure that the changes follow the covenants and maintain the look and feel of the neighborhood. The committee typically considers four or so items a year.

There was discussion of how the Architectural Committee reviews and supports the covenant rules.

Charlain Fondren and James Bates volunteered. Shane made a motion to accept the three volunteers and it carried.

9. Nomination and Election of Officers

President: Pat Goff nominated Shane Merritt for president. There were numerous seconds. There were no other nominations. The motion carried.

Vice President: Pat Goff nominated Connie Stewart for vice-president. Mitzi Hill seconded. Treasurer: Shane nominated Dianne Rumanek. Pat Goff seconded. Secretary: Mitzi nominated Pat Goff. Camille Shotts seconded. There were no other nominations for these positions and each motioned carried.

10. New Business and Announcement

There were conversations regarding the following:

E Mail List Update. A request was made to make sure that everyone's email is correct on Shane's distribution list. Shane said he would be happy to make corrections.

Turn Lane into Neighborhood. Shane noted that the city conducted a study and determined that traffic counts don't justify this, and the road would have to be widened to accommodate a turn lane. A number of members were disappointed with this finding. Shane encouraged members to talk to their elected representatives.

Office Complex Update. Shane said economic conditions had delayed construction plans. Mike Ellis is the architect and has been a good neighbor. With building cost as high as they are there were no immediate plans for construction.

Neighborhood Yard Sale. Kim Boyle wanted to know if there was interest in a neighborhood yard sale. Response was positive. Pat Goff recommended to gather a committee for this. Kim Boyle volunteered to spearhead the project.

Communication avenues for neighbors (webpage, Facebook, etc.). James Bates volunteered to establish a Facebook page for the neighborhood.

11. Adjournment: A motion was made and seconded to adjourn. Shane adjourned the meeting at 3:35 p.m.

12. Guest Speaker: Phillip Jhin, a residential account manager for C-Spire, spoke about the installation of fiberoptic cables into the neighborhood for internet, TV, and phones.