

GRA General Meeting

October 22, 2012



GRA General Meeting Minutes

Date – October 22, 2012

Meeting was convened at the home of Sarah and Carl Lee at 7:10. There were no available minutes from the previous general meeting that was held in April, 2012. In attendance were Susan Enlow, Cyndy Powell, Barbara Taylor, Susie Hopkins, Lois Ricketts, Margaret Johnson, Rob Gentry, Tim Lynch, Stephanie Denton, Gary Denton, Lynn Gauce, Sue Hirsh, Sarah Lee, Carl W. Lee, Debbie Ricker and Steve Ricker.

GRA Website -- Susan Enlow noted that a great deal of useful information is available on the GRA website. Steve Ricker discussed several recent website developments.

- First, a secure connection is now employed to protect the privacy of information.
- Second, mailing list software has been installed. The British firm that furnished the software uses the term “newsletters” rather than “mailing lists.” A personalized e-mail was sent to approximately 150 residents to remind them of the meeting. The e-mail contained the contact information that GRA has on hand. Eight e-mail addresses “bounced” back as being undeliverable. Residents are advised to check their spam folders if they did not receive an e-mail. Any resident who did not receive an e-mail may sign up at the website. The website also allows residents to update their contact information and indicate whether the information may be published in future GRA directories. E-mail announcements will be sent occasionally, and a resident will receive an e-mail when news has been posted to the website. If a resident does not wish to be on the mailing list, he may “opt out” by clicking the link at the bottom of the e-mails. Even if they don’t wish to receive e-mails, however, residents are asked to use the webpage to keep their contact information updated. By selecting “No Newsletter,” a resident will receive a single annual e-mail reminding them to update their contact information.
- Third, the GRA Residents Portal is under development. The Portal will allow posting information of a sensitive nature that has access restricted to Greenbrier residents. All Greenbrier residents will be issued a user name and password. The Portal user name was sent in the e-mail. At a later date, the Portal password will be sent as well. Finally, the Portal will allow a resident to log in with their identity verified by an OpenID provider. Providers include Google (g-mail), Yahoo, Windows Live (Hotmail), Facebook, Twitter and LinkedIn.

Main website	www.greenbrier40509.com
Shortcut	www.gb-ra.com
E-mail List	list.gb-ra.com
Residents Portal	portal.gb-ra.com
Twitter: @G40509	www.twitter.com/G40509
Questions? Suggestions?	webmaster@gb-ra.com

New Year’s Budget Proposal – Cyndy Powell provided copies of the proposed new budget and also supplied a helpful pie chart for members to more easily see how their dues money is being budgeted and spent. Cyndy explained several general areas of the budget and changes from the current year’s budget. Among the bigger ticket issues that were discussed in more detail prior to the vote to accept the budget were:

Directory Budget – Discussion was made regarding ways we can save money and time on future directories. While the directories do bring in a substantial part of their cost through advertising, there is still a net expense. The preparation is also very labor intensive for the board members who volunteer for the task. A suggestion was made to provide directory updates and information through the web portal, and Steve Ricker is developing a way that this can be done by residents. It was noted that the directory is not published every year, and we have a relatively low turnover of residents. We will look at simply providing annual updates to the existing directory that residents can insert into their old copies so

the existing copies can last for even longer before being reprinted. Any future new directories that are published can also be substantially smaller than the current one to save expenses.

Christmas Decorations Budget – The decorations at our front entrance are the first impression that many people get of our subdivision. It was discussed that the existing decorations (wreaths, ribbons, lights, wicker deer, etc.) get worn out, faded, vandalized, broken and even stolen over the years, so they must be periodically replaced. Having the lights strung in the trees also costs money, as it must be professionally done. Susan Enlow mentioned that the board is seeking volunteers to be form a Christmas Decorations Committee to coordinate the front entrance decorations this year.

Postage, Printing & Misc. – Susan and Cyndy explained that we haven't needed to print many newsletters recently because there really haven't been any big problem issues recently that we needed to keep residents up to date on. "No news is good news," as Susan explained. Using the smaller postcard to remind residents of the meeting was less expensive than printing and mailing a full-sized newsletter, and it demanded less time to produce, print, and mail. Board members have also often hand-delivered past newsletters, dues notices, and the directories to save the expense of postage for them, although this does take quite a bit of time to deliver all 230+ residences. Not all residents have or use computers to get their newsletters electronically, but more use of electronic newsletters and notifications will help keep postage and printing costs down in the future.

Budget Approved -- Sarah Lee moved to accept the proposed budget, and Susie Hopkins seconded the motion. All voted in favor, and there were no dissenting votes, so the budget was passed as proposed.

Security Cameras – Susan Enlow advised that the board has been looking in to improving our current security camera system to make it easier to retrieve data and to enhance our ability to read car license plates. We have gotten bids from three companies. Susan Enlow and Chris Thiel compared the bid proposals carefully, and it was decided to choose Kentucky Alarm for the following reasons:

- Their bid proposal was the best price for the product and service provided.
- They system will include night cameras and the ability to photograph license plates.
- The founder of Kentucky Alarm lives in Victoria Estates in Scott County, a rural subdivision similar to Greenbrier, and they have used a similar system there to catch and prosecute 5 perpetrators in their subdivision.
- Susan Enlow uses Kentucky Alarm for the alarm system in her residence and has been extremely pleased with their services.

Additional points discussed regarding the security system:

- NEMA boxes are included in the proposal which will protect the recording equipment from the weather extremes.
- There is no monthly maintenance fee for the system itself.
- The board is exploring a way to get a WIFI connection so we can have remote access to the camera data without having to take a laptop out to the cameras. If this can be done, homeowners will be able to access the video from their own computers. The cable company that will provide WIFI service requires that the bill be in the name of the resident who owns the property where the WIFI connection. The board will contact the homeowners who live closest to the entrance where the cameras are to be located to explore the possibility of sharing the cable bill expense with them in exchange for their having the WIFI charge on their cable bill each month.

Front Entrance Enhancements and Maintenance – Susan Enlow advised that the concerns regarding the front entrance landscaping are being addressed.

Perennials -- We are going to switch to having more perennials for aesthetic and economic reasons. We have received one quote response which was from Ellis Landscaping (who started Sunshine Grow Shops), and we are waiting to receive others. Perennials should be installed in November. The landscaping maintenance will include what is necessary to ensure that they are properly divided as they grow too large in future years.

Cleaning Front Brick Walls and Greenbrier Sign – Some residents expressed concern recently that the old brick walls looked moss stained and dirty compared to the new section and that the Greenbrier sign is dirty or tarnished.

Sarah Lee got an estimate for having the front brick walls power cleaned but felt that it was outrageously high. The matter was discussed and the consensus voiced was that the problem was not obvious enough to justify the expense of hiring a power washing company.

Cyndy advised that cleaning the Greenbrier sign is no easy task. It is extremely heavy, and power washing it won't help because it is made of bronze. It was cleaned several years ago by a company in Louisville because there was no one in Lexington that could do it. Mickey Powell drove the sign to Louisville and back to save the expense of shipping it. The general consensus of the meeting attendees was that cleaning the sign is not necessary at this time.

New Center Wall Location -- Susan Enlow advised that the company that rebuilt our front center wall recently was the same company that had built it originally. The brick mason was able to reuse the existing foundation which had not been broken when the wall was knocked down. The new wall is in the same location as before but may look different because of the relocation of some of the landscaping shrubbery.

Rear Entrance Landscaping – Susan Enlow encouraged residents to participate in keeping the rear entrance landscaping fresh. Anyone who is interested can fill in bare spots using extra flowers or plant material from their own yards that they want to contribute – like a “friendship garden.” Susan and Cyndy Powell urged caution, however, to ensure that any planting holes do not disturb or cut wiring that is not deeply buried there.

Barking Dogs – Susan Enlow advised that Mariana Moore had been asked recently about the city/county's barking dog complaint policy. Mariana researched and found that there isn't one. She prepared a handout, which was made available at the meeting, explaining how to pursue the problem through Fayette District Court if you are unable to resolve the problem by discussing it with the owner of the dog(s) first. A copy of Mariana's report will be placed on the GRA website.

New GRA Board Member Election – Susan announced that a slate of officers has been proposed for the coming year. Debbie Ricker is stepping down as secretary. The new officers proposed were:

- Susan Enlow, President
- Chris Thiel, Vice President
- Cyndy Powell, Treasurer
- Kathy Plomin, Secretary
- Sarah Lee, Director
- Mariana Moore, Director
- Tim Lynch, Director (new board member)
- Margie Coffler, Director (new board member)

Susan Enlow asked if there were any others present who were interested in serving on the board, but there were no new proposals or offers. Susie Hopkins moved for the slate to be accepted as proposed, and Barbara Taylor seconded the motion. A verbal vote was taken with no one dissenting, and the new board was unanimously approved. Thank you to all who agreed to serve as board members.

Meeting Adjourned -- Susan asked if there were any other matters that members wished to discuss, and there were none. Stephanie Denton moved that the meeting be adjourned. Several members seconded the motion, and the meeting was adjourned at about 8:30.

**Greenbrier Residents Inc.
Treasurer's Report**

10/17/2012

Beginning Account Balance: 1/1/2012 \$14,661.97

Revenues:

2011 Membershio Dues \$14,400.00
 Directory ads \$1,400.00
 Bank interest \$0.00
 Other \$94.38

Revenue Total Y-T-D \$30,556.35

Expenditures:

Kentucky Utilities (736.85)
 Ky American Water Co (824.29)
 Telephone (360.00)
 Front/Back Entrance - All expenses (6,597.54)
 Liability Insurance (681.88)
 Accrued Resv. for Self Insurance 0.00
 Misc. expenses (135.24)
 Postage/Printing/Newsletter (661.20)
 Social Events (318.00)
 Contingency Fund 0.00
 Christmas/Holiday Decorations (475.00)
 Security Cameras (480.00)
 Fayette Alliance 0.00
 Website Support (213.60)
 2012 Directories (2,622.44)
 Tax Form Preparation (150.00)
 State Fees (25.00)
 City FCNC Fees (35.00)
Expenditures Total Y-T-D (14,316.04)

	2012 Budget	2012 Y-T-D	Remaining 2012 Budget	Proposed 2013 Budget
	1,000.00	(736.85)	\$263.15	\$ 1,000.00
	900.00	(824.29)	\$75.71	\$ 1,000.00
	500.00	(360.00)	\$140.00	\$ 500.00
	8,000.00	(6,597.54)	\$1,402.46	\$ 6,000.00
	700.00	(681.88)	\$18.12	\$ 700.00
	3,000.00	\$0.00	\$3,000.00	\$ 3,000.00
	1,000.00	(135.24)	\$864.76	\$ 500.00
	700.00	(661.20)	\$38.80	\$ 700.00
	500.00	(318.00)	\$182.00	\$ 500.00
	2,000.00	\$0.00	\$2,000.00	\$ 2,000.00
	900.00	(475.00)	\$425.00	\$ 900.00
	1,000.00	(480.00)	\$520.00	\$ 500.00
	500.00	\$0.00	\$500.00	\$ -
	1,000.00	(213.60)	\$786.40	\$ 700.00
	500.00	(2,622.44)	-\$2,122.44	\$ -
		(150.00)		\$ 175.00
		(25.00)		\$ 25.00
		(35.00)		\$ 35.00
	22,200.00	(14,316.04)	\$7,883.96	\$ 18,435.00

Ending Balance:

Current Balance: **\$16,240.31**
Est. 2012 ending Bank Balance **\$8,356.35**

In 2010, membership dues were collected from 181 Residents out of 237 76.37%
 In 2011, membership dues were collected from 180 Residents out of 237 75.94%
 In 2012, membership dues were collected from 180 Residents out of 242 74.69%