



Greenbrier Hills Six HOA Meeting minutes taken 2024-12-09

The Annual meeting was held at 6:00 PM EST on Monday, December 9, 2024 at the Bel Air library on 100 E. Pennsylvania Ave.

There were 9 total neighborhood houses/homeowners present:

Board participants (3):

Garrison Still, 100 Tredmore Rd

Gerald (Jerry) Gionet, 1228 Marston Ct

Chris Barker, 1221 Greystone Rd

Homeowner participants (6):

Lana Jones, 1221 Marston

Frank Cataldi, 118 Tredmore Rd

Vicki/Kareem Mufarreh, 1200 Greystone Rd

Michele Wolfe 1207 Greystone Rd

Merrill and Rhonda Messick 1214 Marston Dr

Dena May 1216 Greystone Rd

The meeting started promptly at 6:00 PM with Jerry welcoming everyone and providing an overview of what would be covered in the meeting. A brief overview of the agenda for the meeting is below.

1. Introductions
2. Description of Greenbrier Hills (sections and lots)
3. Stormwater Management Pond
4. Common Area and Bamboo Issue
5. Legal Requirements: Reserve Study; Corporate Transparency Act and FinCEN requirements
6. Current Financial Position (presented by Garrison Still)
7. Issues in and around the community
8. Nominations (board members)
9. Questions/Comments

Jerry briefed on all topics above, except for (6) Financial Report, which was briefed by Still. See the slide deck prepared by Gionet and named "Presentation 2\_for\_GBHSHOA\_20241209.pptx" for full meeting details/discussion.

Upon closure we opened the floor for discussion:

-The attending members were asked if anyone was interested in being on the board. Gionet will hold duties as President, Still will hold duties as Finance, Barker will stay on in a lower capacity position but acted as Secretary during the meeting. Michella volunteered to join. This leaves one position still open. Blye, Rebecca, and April recently vacated positions due to personal obligations.

-Mufarreh (and Cataldi) household requested expedited push on bamboo removal since it has been some time, and the vegetation continues to impede onto their property. The HOA delay is due to the unknown determination of which Course of Action we should take (high or low cost, temporary or permanent removal, etc). Board will aim to make a decision and action in Q1 2025.

-Recommended that dues need to increase in order to cover increasing recurring annual costs, as well as replace emergency funds which will likely be used for agenda items listed above. Notify homeowners in Q1/Q2 2025. The increase, is an unknown amount at this point.

-A follow up meeting is expected to be announced soon, to occur in Q1 2025 and discuss use of emergency funds for agenda items listed above. If a community quorum is not established in that meeting, the board will have approval to allocate funds as they see fit.

The meeting ended at 7:30 pm