GLENBROOK COTTAGE AND TOWNHOME ASSOCIATION

ANNUAL MEMBERSHIP MEETING

Saturday, August 15, 2020 at 9:00am

Yerington Park, Glenbrook

I. CALL TO ORDER

Mr. Claude Hutchison called to order the Glenbrook Cottage and Townhome Annual Meeting at 9:03am. The meeting was held at Yerington Park and virtually via Zoom.

II. ROLL CALL

Board Members present Mr. Claude Hutchison, Mr. Ross Barnett, Kent Imrie via teleconference were Mr. Randall Bolten and Mrs. Susan Countner.
Homeowners present Mrs. Nancy Field Anderson (C2018), Mrs. Bowman (T2053), Mr. French (T2046), Ms. Robin Leason (T2029), and Mr. Richard Wolford (T2049).

A quorum was established.

Incline Property Management was represented by Mr. Nicholas Saadi.

III. MINUTES OF THE LAST ANNUAL MEETING

Approve the August 10, 2019 Annual Meeting Minutes:

A motion was made to approve the August 10, 2019 Annual Meeting Minutes as presented.

Motion: Hutchison
Second: Barnett
In Favor: All
Motion carried unanimously.

IV. REPORT TO THE MEMBERS

Board President Hutchison reported on the following topics:

1. Fiscal Year 2020 Board of Directors Goals
    a. Govern GCTA in accordance with the adopted budget which includes assurance of adequate reserves thru appropriate member assessments. Director Hutchison reported reserve levels are increasing.
    b. Developed and implemented a plan for maintenance and repair of townhome roofs. The board had formed a roofing committee who contracted with BEAM to review the roofs and to review the ROOFMAXX product and its effectiveness.
    c. Address defensible space to reduce the danger of fire. The board addressed this topic with a concentration in the China Garden area.

V. FINANCIAL REVIEW

Board President Hutchison reported the financial budgets are being adhered to with above adequate funding levels.

Ratify the 2020/2021 Board Approved Budget:

A motion was made to ratify the 2020/2021 Board Approved Budget as presented.

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There being no further discussion, the updated 2020/21 Budget has been ratified as per NRS 116.31151(3).

VI. ELECTION OF BOARD MEMBERS

As there were two open positions and only two homeowners submitted their candidate forms, Mr. Ian Peterson and Mr. John French were elected to the Board via acclimation.

X. MEMBERS FORUM

Mrs. Field Anderson inquired about the relationship between Cottage and Townhome assessments.
Ms. Bowman thanked Claude and Ross for their years of service.
Mr. Imrie also thanked Claude and Ross and noted an appreciation award for both will be delivered.

XI. ADJOURNMENT

There being no further business to discuss, a motion was made, seconded, and carried to adjourn at 9:23AM.

Signature of BOD Member	Title
Print Name	Date

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The record reflected in these unapproved summary minutes has not been officially certified by the Executive Board of Directors and corrections may be made. Official minutes will be made available to the units' owners once approved by the Executive Board of Directors and signed by the appropriate officers of the association.