Glenbrook
HOMEOWNERS' ASSOCIATION
P.O. Box 447, 238 Old Hwy 50, Glenbrook, NV 89413

May 5, 2023

RE: QUARTERLY BOARD MEETING NOTICE

Dear Owners,

There is a Board Meeting scheduled for **Thursday, May 18, 2023 at 8:00am.** This meeting is being held at the Glenbrook Club and virtually via Zoom.

An agenda for the meeting is attached and is available at the office, 238 Old Highway 50. If you would like a hard copy mailed, please notify us.

Homeowners may speak at any Board Meeting during the "Members Forum" portion of the meeting; however, time is limited. No action may be taken upon a matter raised under this item of the Agenda until the matter has been specifically included on an Agenda as an item on which action may be taken.

"A copy of the audio recording, the minutes or a summary of the minutes of the meeting will be provided to the unit's owners upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter."

If you have any questions, please contact Nicholas Saadi, Community Association Manager.

Sincerely,
Incline Property Management, as Agent for
Glenbrook Homeowners' Association

Nicholas Saadi
Community Association Manager

Zoom Steps

Topic: Glenbrook Homeowners' Association – Special Board Meeting
Time: Thursday, May 18, 2023 at 8:00am Pacific Time (US and Canada)

STEP 1

Join Zoom Meeting
https://ipm-tahoe.zoom.us/j/82398499511?pwd=T291VnZHMzJQZHFGa0N5bS9tOXAvQT09

Meeting ID: 823 9849 9511
Passcode: 480309

One tap mobile
+16699006833,,82398499511#,,,,*480309# US (San Jose)
+16694449171,,82398499511#,,,,*480309# US

Dial by your location
- +1 669 900 6833 US (San Jose)
- +1 669 444 9171 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US

STEP 2

Once you have logged in please change your name to: Address, First Name Last Name (ie. Address, John Smith) – Bottom Screen Click PARTICIPANTS, Click your name, Click MORE - Rename

STEP 3

You will be placed into a waiting room till admitted to the Board Meeting. This may take a few minutes. All participants will be muted upon entry into the meeting. You well be unmuted during member comment periods.

STEP 4

If you would like to speak, please click on the "raise your hand" icon on the bottom of the screen.

Glenbrook Homeowners' Association

Quarterly Board Meeting of the GHOA Board of Directors

Thursday, May 18, 2023 at 8:00am

This meeting will be held at the Glenbrook Club and virtually via Zoom

Zoom Link: https://ipm-tahoe.zoom.us/j/82398499511?pwd=T291VnZHMzJQZHFGa0N5bS9tOXAvQT09

MEETING AGENDA

A. CALL TO ORDER/ROLL CALL/DECLARATION OF A QUORUM

B. MEMBERS FORUM – Limited to Agenda Items
Comments limited to three minutes per Homeowner as a courtesy to others.

***** ACTION ITEMS *****

C. REVIEW/APPROVE MEETING MINUTES
1. Approve the February 07, 2023 Board/Executive Meeting Minutes
2. Approve the March 28, 2023 Special Board/Executive Meeting Minutes
3. Approve the April 19, 2023 Special Board/Executive Meeting Minutes

D. FINANCIAL REVIEW
1. Review / Accept current (un-audited) Financial Reports as of March 31, 2023

E. LEGAL REVIEW
1. Discuss Postmistress Properties Settlement Update
2. Discuss / Approve Member Littoral Dispute Settlement

F. OLD BUSINESS
1. Discuss Street Lights
2. Review Gate Roll-Out Plan

G. NEW BUSINESS
1. Discuss / Approve Employee Handbook
2. Discuss / Approve 4th of July
    a. BBQ Ticket Prices ($40A / $20C)
3. Discuss / Approve Roadway Curbing – $25 per/LF Approximately 500LF Totaling $12,500 from Reserves
4. Discuss / Approve Roadway Striping
5. Discuss / Approve Seal Coat & Crack fill to Cart Paths - $11,705 from Reserves
6. Discuss / Approve Glenbrook Road Channel Drain Replacement - $11,450 from Reserves
7. Discuss Dirigo Cart Path

H. COMMITTEE
1. Forest Health / Meadows / Fire Safety Committee Update
2. Cemetery Committee Update
    a. Community Service Project August 1st

I. MANAGEMENT / MAINTENANCE
1. Facilities & Management Report
    a. Spring Opening – drainage, trees, landscaping clean up
    b. Irrigation

J. 2023 MEETING DATES
1. Monday, June 26, 2023 at 9:00am – Special Meeting
2. Saturday, August 12, 2023 at 10:00am – Board Meeting
3. Saturday, August 12, 2023 at 12:00pm – Annual Meeting
4. Friday, November 10, 2023 at 9:00am – Board Meeting
5. Wednesday, November 29, 2023 at 9:00am – Budget Ratification Meeting

K. MEMBERS FORUM – Open Forum regarding any GHOA matter
Comments limited to three minutes per Homeowner as a courtesy to others.

L. RECESS TO EXECUTIVE SESSION (closed to members pursuant to NRS 116.31085-3)

1. Legal Matters
2. Delinquency Report
3. Violation Matters

M. RECONVENE FROM EXECUTIVE SESSION & PROVIDE SUMMARY

N. ADJOURNMENT

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