

1) Announcements

The Raver family stayed at the guest house on March 24th.

Nina says the guest house is ready for game night.

Kerry would like to build – this should be discussed at the April meeting

The well will be bleached once a month

2) Date for the next meeting. 4/17/2018

3) March 2018 Marsalom Financial Summary Presentation: Financial summary is available upon request, please contact Nina for more info.

Special item:

Ron proposes that we discuss last month's meeting minutes and add the following statement: "There was an objection to raising the monthly dues fee or making a specific number of work hours mandatory. It was stated that there have always been available spaces at Greenbriar at the current levels, and increasing the fees or making work hours mandatory would further deter future residents from living here."

Item 8 from the Feb minutes has been removed. It was agreed that 5 hours is to be *requested* and not *expected* by every resident before they can start deducting work credit from their bill. This is going to be on the honor system

New Business

5) Ratifications

a) The hourly rate for work credit was raised from \$5.00 to \$7.50. Ratified.

6) Discussion of the resident agreement signing proposal that some believe was earlier approved but the ratification of which has been questioned. Two different people propose two different solutions to this problem:

a) **Jonina attests to remembering** that after discussion it was fully ratified. Jonina proposes that if no other resident remembers the ratification then the agreement will be re-proposed for approval.

b) **Ron proposes** we instead approve the newly reworded residential agreement that he will be presenting.

Tabled until next meeting. Residents are to read the existing agreement & Ron's newly created agreement and come to the next meeting ready to discuss. Owl requests that a copy of both proposals be hung in the mail room.

7) Review and discuss work credit requirements and establish an approval process for hours that can be taken off of any resident's bills. It is proposed that a new policy be written regarding proper documentation of work done for any work hour credit deducted from bills. **Tabled**

8) Discussion of hosting permaculture workshops

a) To improve the condition of our land and to promote our educational purpose with the focus on sustainable living, it is proposed that we start reaching out to some workshop instructors (some workshops are booked for up to a year). We will discuss our goals regarding permaculture and set a budget for each project. Ashley said she knows some permaculture designers. She agreed to see what it would take to get them out here to offer us some project quotes.

b) It is proposed that Greenbriar pay for tuition for a resident teacher volunteer to learn permaculture and teach it here at Greenbriar.

c) It is proposed that the community reach out to Marsalom founder Scott Pittman, to see if he would be interested in partnering with us to host his teaching around the dates of our 50th Anniversary celebration. Ideally, this would lead to certification of at least two GB residents to teach permaculture in the future, with some revenues from those classes going to GB each time. Dale has volunteered to do this, and if approved, will seek assistance from other residents and community members to integrate this proposal into the 50th Anniversary celebration.

Sammy objected to permaculture projects stating that our infrastructure improvement needs are more important. Nina responded saying it would be educational.

Ashley presented 3 different options for someone to come out.

Nina requested people to bring detailed proposals for permaculture education.

Owl says we need to discuss our collective vision for the land.

Jasen emailed that Scott Pittman has reservations about Greenbriar. He was a founding member of GB and did not discuss it easily.

Idea of paying someone to come out is tabled.

Ashley will reach out to Kirby Fry to schedule a consult. His team does the work and GB would be required to pay for materials

10) Monthly Committee Updates:

Jonina observes that we need people to take responsibility for forming each committee. Each committee needs a manager responsible for calling meetings, maintaining agenda and encouraging productivity. There is already a committee list.

Anyone who would like to manage a committee please step forward. Jonina has offered her perspective that all residents should actively participate in at least one committee.

The following committees are formed. Please contact the listed manager if you would like to join their committee.

Budget Committee - Manager is Jonina

Community Chores Committee - Manager is Brooke

School Committee - Manager is Dave

Maintenance Committee - Manager is Sammy & Bryan Z

Policy Management Committee - Co-managers are Owl & Ron

Safety Committee - Manager is Larson

Graphic Design Committee for GB forms & Communications – Manager is Ehrinn

Greening of Greenbriar Committee – Manager is Dale

Anyone who would like to form a new committee from the list below or an entire new committee not listed, please do so.

Permaculture committee was created – Ashley will head it up

There was a successful work party at the guest house for the community chores committee.

Committees can include these and others:

Garden Committee

Monthly Meetings Committee

Record Keeping Committee

Work Credit Committee

11) Community Truck Proposal: Sammy has a truck that he is willing to sell to Greenbriar for cheap. Sammy says that having a community truck could help to complete a variety of projects. Sammy wants \$800 for the truck. Work needs to be done on it. **NOTE:** there was significant opposition to this proposal at the last meeting, and more has been expressed since. **Tabled**

12) Tool Purchase Proposal: Camilo will propose a budget for tools necessary to clear brush around power lines, work he is willing to do if the proper tools are available. Some support so far noted; no opposition has been stated. **\$200 was approved to purchase a Riobi saw**

13) 2nd Well proposal: It is proposed that we **purchase a deep cycle battery and solar panel for up to \$500** to test the second well by pumping water from it for several days to see if it recharges and continue to produce water. There has been **some opposition to this proposal**, while others say we should **move beyond testing it**, and use solar there and perhaps a storage tank there or elsewhere to guarantee ourselves a second source of water for when the main well is down. Bring your reasoned ideas, please. **Tabled**

14) Overdue bills: Brian B is summoned for being over 3 months behind on his dues payment. In addition to overdue bills, at least two residents say there are some issues regarding Brian's personal conduct that need to be discussed, including but not limited to outstanding warrants.

The issue of Brian B was discussed but no clear decision was made. He agreed to put \$200 on his bill and turn in 20 hours. Opposition to Brian's eviction came from Dale, Dave and Owl.

15) Ron proposes that Greenbriar purchase a printer to be kept in the Shop bldg. **Dave B opposes** this idea as wasteful and unnecessary. Dave suggests using one of three printers now at GB homes, and says that will encourage more in-person interactions, good for the community. **Tabled**

16) Ron proposes that all contact with the CPA be in writing, or if verbal, that it be recorded or be in the presence of at least two Greenbriar residents. **Dave says** this is a trust issue and notes that the Board has met with the CPA. Dave also endorses the idea that at least two residents be at any such meeting. **It was decided that a minimum of 2 people need to meet with the CPA.**

17) Brooke proposes we install a solar-powered gate at our entrance, after recent security issues, including the apparent theft of Ashley & Greg's trailer and generator; and **Ehrinn suggests a security camera uploading to the cloud**; such cameras have become relatively inexpensive, and easy to conceal so that thieves do not see them. Some support has been noted for the camera so far, with **Dave opposed to the gate** as impractical considering invited visitors and expense. **Gate was not approved. It was agreed that GB pay for cameras to be installed at the entrance.**

18) Ron proposes we have the CPA meet with the board and then the board meet with a lawyer. No feedback (yet) from others on this proposal. **The board met with the lawyer on 4/3.**

19) Dale seeks clarification on, and maybe a modification of, our policy for removing **bamboo and yaupon**. Dale proposes that residents with bamboo providing a privacy screen should be consulted before any bamboo is removed. Dale also seeks a proposal that would prevent destruction of bamboo screening such as that which was removed near the fork in our road, revealing Jamie's bus and trash where once there was a wall of green foilage to greet people coming in. **Tabled**

20) Charla May has expressed interest in becoming a resident at Greenbriar, and may attend the meeting to pursue that interest. Both **support and opposition** have been noted, and are expected to be heard at the meeting. In the interests of saving time, it is noted that traditionally, the strong opposition of one community resident has been enough to preclude the

residency of a new applicant for residency at any given time. Charla May's residency was not decided upon. She is going to start coming around GB more often to get to know people and her residency will be discussed at a later time.

21) Bryan and Sammy need \$1,200 to finish laundry room. This does not include the washers & dryers. **Approved**

Attendees:

Brian B, Owl, Charla May, Ron, Camillo, Nina, Dale, Jojo, Sammy, Nani, Bryan Z, Brooke, Dave, Corey, Ashley, Greg