

*All members of the Association have the right to have a copy of the minutes or a summary of the minutes and audio recording of the meeting distributed to them upon request and to speak to the Executive Board, unless the Executive Board is in Executive Session.*

*The items marked for ACTION may be voted on by the Board of Directors.*

**Glenbrook Cottage and Townhome Association  
2nd Quarterly Meeting of the GCTA Board of Directors  
Saturday, March 20, 2010 - 9:00 AM  
Association Manager's Residence 239 Old Hwy 50, Glenbrook**

1. **Call to Order, Roll Call, Preliminary Announcements** (Bowman)
2. **Members' Comments** (limited to agenda items)
3. **Approval of December 12, 2009 Minutes** (Action Item)
4. **Landscape Maintenance Rules and Policies** (Action Items)
  - A. Proposed rules and policies for landscape maintenance for Cottage and Townhome lots and GCTA common areas.
5. **Management Report** (Bradley) (Action Item)
  - A. Landscape Enhancement project for 2010
  - B. Landscape Contract 2010
  - C. Townhome Repainting/Residing inspections and projects for 2010
  - D. Pavers recap for 2009, planning for 2010
  - E. Asphalt crack seal/slurry for Townhome driveways and common area parking
6. **Quarterly Financial Reports/Financial Matters** (Sax, Bradley) (Action Item)
  - A. Review of all operating and reserve accounts.
  - B. Debt repayment to Glenbrook Water Company- current year payment
7. **Correspondence**
8. **Open Forum - Members' Comments**
9. **Executive Session** (Meeting closed pursuant to NRS 116.31085-3) (Action Item)
  - a. Personnel Matters
  - b. Delinquencies
  - c. Violations
  - d. Complaints
10. **Adjournment of Quarterly Meeting**