

**GPOA Board Public Meeting**  
Monday, 15 September, 2025, 5:30pm  
The Emerald

**I. Roll Call at 5:31pm**

- a. Julia Burke (JB), President, present
- b. Vickie Ryckman (VR), Vice President, present
- c. Andy Early (AE), Treasurer, absent unexcused
- d. Doug Cheek (DC), Assistant Treasurer, present
- e. Hoben Thomas (HT), Secretary, present
- f. Renee Brochu (RB), Communication, present
- g. Taylor Andersen, Assistant Secretary, absent excused

**II. Board Reports**

- a. Treasurer's, GPOA membership deadline, Fountain/Front Entrance Sign (DC)
  - i. Money Matters: As of 31 July 2025, checking: \$35,114.91; Money Market: \$30,517.74; savings: \$12,402.38.
  - ii. 31 March 2026 is the end date for GPOA membership. This cutoff date does not preclude new residents from joining, but is motivated by an attempt to finalize matters for the Directory entries.
  - iii. Fountain: The fountain motor, undamaged from a voltage supply issue, is being returned from the factory where it was checked. It is anticipated the fountain will be on display shortly.
  - iv. To replace a partially severed electric line, an under road conduit was provided at no cost by the Bright Speed folks (thanks to DC). With help from Tony Tauber, the electrical line now passes through the conduit, and following some electrical connections, voilà... lights!
- b. Secretary's Report (HT)

The 25 August working meeting minutes have been distributed. A motion to accept the minutes was moved, seconded, and approved.

- c. President's Report (JB)

Three issues were raised:

- i. The need for paperless voting, where possible, to alleviate a costly expense and time consuming Board activity.
- ii. The Board's prior approval of a motion to prohibit solicitation was noted. This announcement, of previous Board action, caused extended discussion by the attendees, and largely concerned how solicitation is defined, and thus who is or who is not so covered by the Board's action. The *Oxford Dictionary* defines solicitation as "the act of asking for or trying to obtain something from someone" which does not specifically address, but may be viewed as implying business activities. Most

of the comments revolved around the idea that no solicitation means no business activity, which appeared to be viewed as a favored prohibition. While the Board took no action, there appeared some general consensus that the Board's action not cover political candidates. Moreover, simply dropping off materials at the door step, or placing them in the paper box appeared to be generally acceptable by attendees.

**iii.** Five Board seats are open for election. Four seats are open because of term limits (JB, HT, RB, DC); it was thought that one seat, to be vacated by resignation (AE), could be filled by appointment. However, under current Bylaws, an appointment by the Board is not possible.

### **III. Committee Reports**

#### **a. ACC Committee, George Kramer**

The 11 September summary of ACC activity was distributed, but no Board action was required.

#### **b. *mailchimp*, Bill Kirsch**

A main message is that communication with many GPOA members is curtailed because many residents, in spite of repeated requests, fail to provide email addresses and thus do not receive electronically distributed GPOA information. He noted about 71% of households belong to GPOA.

#### **c. Nomination: John Brochu**

Six names were provided by (and gathered by) John Brochu who introduced each of the candidates. Listed below, they were available to meet with attendees following the meeting.

- Renee Brochu—currently on the Board
- Dan Cashman—long time Greenbrier resident who served on the Board from 2018-2019
- Tony Embrey—A resident since 2024, and currently vice president for the Emerald Point HOA
- Ed Harvie—A resident for seven years, and eager to help keep Greenbrier thriving
- Tammy Howard—A three year resident with financial industry background
- Rick Kraus—A resident since 2023, with earlier HOA experience.

This information along with brief biographies were electronically distributed to GPOA members via *mailchimp* on 15 September. This list is exhaustive, with the closing date for nominations 15 September.

#### **d. Bylaws (VR).**

A change to the bylaws clarifying the independent status of the *Gazette* needs to be made.

## **IV. New Business**

**a.** JB noted that because of the deteriorated state of the existing Christmas decorations, new ones need to be purchased.

**b.** Implementing the handover from the old to the new Board (VR)

VR proposed that the handover be implemented in January 2026. The appropriateness of this suggestion was quickly challenged. That's because five current Board members depart as of December 31. This would seem to imply a January 2026 "cold start" for the new Board, with little opportunity for a more integrated knowledge transfer transition. Much discussion ensued. Finally, there appeared a general consensus, that the handover be implemented after certification of the vote by the Board, with likely handover in December, although no formal Board action was taken.

**c.** Pumping station update

Lou Castello provided updated information on the city's servicing of the pumping stations which help to keep Greenbrier free of flooding. His long efforts in tracking matters received a thank you from the Board and applause.

**d.** Linda Stout's Thorny Olive

With a four foot thorny length of the vine in hand, and armed with a two page handout (which appears to be partly taken from a NC State University webpage), complete with phonetic spelling for *Elaeagnus pungens*, Thorny's formal name, along with some details of the plant to plead her case, Ms. Stout noted that the vine is a nuisance and needs attention. She described a "mess" near 400 Innesbrook Lane, with the vine impervious to "...drought, salt spray, pollution and damage by deer." Clearly, Thorny Olive is (or could be) according to Ms. Stout a Greenbrier "rapid growing" and "wildlife disrupting" vegetational nemesis. The Board thanked Ms. Stout for her presentation. The Board took no action; other than awakening residents to Thorny's invasive danger, it is unclear what the Board might do. More information is available at <https://plants.ces.ncsu.edu/plants/elaeagnus-pungens/>.

## **V. Adjournment**

The meeting was adjourned at 6:47pm.

Hoben Thomas  
Board Secretary  
Draft 17 September 2025