

GPOA Board Meeting

The Emerald, Monday 17 March, 2025, 5:30pm

Roll Call at 5:30pm

Taylor Andersen (TA)

Renee Brochu (RB)

Julia Burke (JB)

Doug Cheek (DC)

Andy Early (AE)

Vickie Ryckman (VR)

Hoben Thomas (HT)

All board members were present.

1. Selected Board Member's Reports

a. Treasurer: AE's commentary related to Treasury concerned the need for a contingency fund. He commented on other matters, e.g., the city's unwillingness to collect Nature Park debris, and inappropriate activities in Greenbrier which might be addressed by expanded Police patrol (see **d** below).

b. Assistant Treasurer: DC noted 429 GPOA residents have paid to date. 31 March is the last date for residents to join GPOA. DC provided rationale for the need for a contingency fund, which would act essentially as a "rainy day" fund for some unanticipated unbudgeted expenses. It was moved seconded and passed that a contingency fund be created. DC suggested that it be funded in part with donations, i.e., membership payments exceeding the \$90 membership dues, and from income payments received from the sister of Pat Feury, 1239 Pine Valley, a property with long standing maintenance issues.

A timely use of such funds is the repair of the Greenbrier Parkway entrance island electrical line. The underground 110AC service line no longer supports that line voltage, but apparently would support a low voltage 12V system, which DC recommended to be the cost efficient fix. No action was taken by the Board. The bank balances, as of 28 February: \$49,707 checking; \$30,453 savings.

c. Secretary: HT had no report; the earlier 7 March working meeting minutes were electronically approved and posted on the website on 16 March.

d. Civic Report: TA reported that camera equipment to capture license plate images of vehicles on Greenbrier Parkway, but with data expunged after 30 days, was available for \$1200. The motivation for considering such data collection would be to guide the Police should such information be useful in tracing crime activity in Greenbrier. TA commented on the need for No Trespassing signs to enable the Police to act on perceived possible illegal activities such as sleeping in Nature Park. He noted such signs must be outside the city's 80 foot interval, centered at the Greenbrier Parkway's centerline, to be conformable. No Board action was taken on either proposal.

e. Communications: RB spoke briefly on coming updates and the expansion of information on the GPOA's website, such as posting of ACC forms.

2. Committee and Other Reports

a. Maintenance: While lacking a head, the usual well-written formal report dated 17 March concerning Nature Park was distributed to the Board by David Chew who commented briefly on it. The report covered the December 2024 to March 2025 interval. More than 250

volunteer hours had been provided in 2024 to NP, and about 35 hours so far in 2025. The February ice storm had caused some damage to a boardwalk which will require some repairs with materials costing likely less than \$40. Repairs will be forthcoming. Mr. Chew noted that decorations to the park, including Christmas and luminaria were the product of NP volunteers.

b. ACC: George Cramer. A request by Susan Beni, to re-deck a porch at 111 Oakmont Circle was recommended by the ACC and approved by the Board.

c. Bylaws: VR noted that policy for the Board is drafted by the Bylaws committee, which as yet has no head. In addition, VR wished to have passed an eight point handout “Nature Park Policy” that had been previously distributed to the Board. It was soon evident, as discussion ensued, that the Board was not ready to approve the document. HT moved to table the matter, a motion that was passed.

d. Directory/Nominating: John Brochu focused on the Directory ad sales. He reported progress concerning ads for the 2025 directory, but gave no specifics.

e. MailChimp: Bill Kirsch’s report, dated 17 March, focused on GPOA membership generation for 2025. There are 649 residences; 429 have paid (as DC had earlier reported), and thus $649 - 429 = 220$ have not paid. But there are 135 with no email address, and thus cannot be reached via MailChimp; 490 residences paid in 2024, and 426 in 2023. Relative to 2024, the current shortfall is 61.

3. President’s Report

JB addressed four items: 1) There is a need to recruit candidates for the the GPOA Board, as at least two will be departing at the end of the current term. 2) A permit is required for any neighborhood soliciting. 3) On 16 April one or more members of the NC Department of Forestry will be present to inspect common areas for fire concern. Residents wishing to have their property inspected need to send an email to gpoa@greenbriernc.org. Further information on the event will be forthcoming. 4) Mail box post decals will be distributed sometime in April to those 2025 paid members.

4. Old Business

a. Deer and deer signs: Richard Krauss provided a detailed handout and recommendations for the Board following his efforts after the Board’s request that he research the matter. His initial recommendation was that deer signs be posted. Recognizing the Board’s tepid response to this suggestion he noted three options; i) add information to the greenbriernc.com website; ii) author an article for the *Gazette*; iii) provide information in the Welcome Packet for new residences. The Board took no action on any proposal but thanked Mr. Krauss for his efforts and report.

b. JB noted GPOA member meetings have been moved to every other month.

c. Certain voting and budget information will be electronically communicated, where possible.

5. New Business

a. VR announced the Easter Egg Hunt is on.

6. Adjournment

The meeting adjourned at 7:12pm.

Hoben Thomas, Board Secretary
24 March 2025