

GPOA Board Minutes

Working Meeting

August 3rd, 2026

1. Meeting called to order at 10:00 am by Dan Cashman

2. **Board Attendance**

Dan Cashman (DC) President

Tony Embrey (TE) Vice President

Tammy Howard (TH) Treasurer

Ed Harvie (EH) Secretary

Renee Brochu (RB) Communications

Taylor Anderson (TA) Assistant Secretary

3. ACC guidelines for board approvals:

Due to a recent event (request for a fence variation on 24 hours notice) caused concern among some GPOA Board members that there was insufficient time to review the proposal and make a decision on the approval. As a result, EH put forth a motion that 7 days would be required by the board for review of any variance request after the request had already been reviewed by the ACC. The motion was 2nd by TA, the vote was held and the motion approved. The motion is not retroactive and only pertains to new requests.

4. GPOA meeting minutes approval process was established.

EH records and submits 1st draft to DC for review in PDF form. Corrections made and the revised draft is sent to the board in PDF form for their review and any further additions or corrections which are to be incorporated by EH. A final version goes to the board for approval by vote with a specific date / time that responses are required (48 hours as the general guideline) with RB then posting to the website. This procedure was submitted by EH, seconded by TA, and unanimously adapted by the board.

5. TH reported that the board has D&O insurance.

6. Book of Resolutions:

Several years seem to be missing (or not recorded). DC is searching the storage unit more thoroughly to see if any are misplaced.

7. TA reiterated that 7 days notice are required to get yard sale signs and we may want to investigate less expensive signs.

8. TA term has been determined to end in 2027.

9. Social Events

A volunteer fair will be held Nov 3rd from 10 AM until 12 noon to solicit GPOA members to run for open board committee positions. Several committees are critically short of members.

An event to be held in early 2027 for new residents Greenbrier to welcome them to the community and invite active participation in the GPOA.

10. TH nominated Marylou Kling to be chairman of the Finance Committee. The motion was seconded by RB and approved unanimously by the board.

TH indicated the By-laws committee needs one or more people and someone to serve as chairperson.

11. DC is trying to schedule a meeting with the other HOAs in Greenbrier to encourage their participation in the GPOA.

12. In order to make the General Meetings more efficient, the board discussed and approved a motion that members wishing to discuss matters at the general meeting submit their questions to the board 7 days prior to the meeting so board members can review and address the issues more completely.

The meeting concluded at 11:36 by unanimous vote.

Minutes distributed 8/23/26.