GPOA Board Minutes

Working Meeting

October 15, 2026

1. Meeting called to order at 2:00 pm by Tony Embrey

2. **Board Attendance**
   Dan Cashman (DC) President
   Tony Embrey (TE) Vice President
   Tammy Howard (TH) Treasurer
   Ed Harvie (EH) Secretary
   Renee Brochu (RB) Communications

3. Minutes from the September 21st special meeting was voted on accepted, and approved by the board.

4. Minutes of the September 29th Executive meeting was voted on, accepted, and approved by the board.

   The GPOA Board of Directors voted at our September 29th executive meeting to establish an Ad Hoc Nature Park Committee that reports directly to the Board. This committee will manage all Nature Park work, including routine habitat stewardship, invasive species management, plantings, and trail clearing.

   In the event of significant damage, such as fallen trees on the boardwalks, or major upgrades deemed necessary by the Board that are beyond the scope of our annual budget, we will follow standard business practices and solicit three bids. These bids and the overall process will be recorded in the meeting minutes and remain fully transparent to all members.

   The non-profit 501(c)(3) entity, Nature Park Greenbrier NC Conservancy, is strictly a fundraising organization and will do no work in the Nature Park. While they—or any individual—have the right to offer funding for projects in the Nature Park, all work will be executed by the Nature Park Committee under the direction of the GPOA. The NPGNCC operates solely as an independent funding group with no direct affiliation to the Greenbrier Property Owners Association, Inc.

5. Dan Cashman gave a summary update of the Tuesday meeting by the city council and Weyerhaeuser:

   The November council meeting has changed to only having public commentary with a vote on the rezoning to occur at a later meeting whose date has not yet been set.

   Weyerhaeuser had submitted their development agreement to the board of Alderman on Tuesday before the meeting but not in sufficient time for the Alderman to review it.

   A copy of the draft agreement has been sent via email to the Greenbrier Property Owners Association for membership to read.

6. TH provided the 2027 draft budget for review and comments as well as a 10 month summary of the 2026 expenses vs budget.

7. DC has given a verbal a cancellation notice to the lawyer used for the Conservancy Weyerhaeuser issues due to costs. A written confirmation of cancellation will be sent and a detailed account of the billing has been requested and will be forthcoming.

8. TH proposed a Storage Unit inventory be performed in early 2027.

9. DC motioned the meeting be closed and it was seconded by EH. The motion carried and the meeting concluded at 3:30.

Submitted by Ed Harvie Secretary October 19, 2026