

GPOA Board Working Meeting
JB's House Wednesday 7 May 2025, 6:00pm

Roll Call at 6:00pm

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.

Old Business

1. Approve 17 March Meeting Minutes HT

The minutes were approved.

2. Email and personal etiquette. JB

JB distributed a handout headed "Something to be Seriously Considered" with twelve items. "Thinking versus Criticizing" headed the list, while the last was "Praise versus Insult." JB addressed, briefly, what she has apparently perceived as issues concerning interactions and communications involving Board members. As another concern, HT noted that sometimes emails arrive with only "yes" in the email's body when the very issue the response addressed had days ago escaped memory.

3. Board member's duties and responsibilities. JB

Clarification of responsibilities may be required; e.g., VR's role as member of the Nominating Committee should be changed to liaison.

4. Front entrance electrical problems and financial report. DC

The damaged existing underground cable can only support low-voltage supply. A 110VAC replacement supply line requires two foot deep tunneling under the existing road which would cost perhaps \$3,000. Which alternative might be exercised, when it might occur, and how it will be paid for are all issues to be decided. No Board action was taken. The alternative of course is no electrical service.

\$60,530 is the checking balance, \$30,479 is in savings. The Directory printing cost: \$5,545. Ad sales revenue: \$6,275, with thanks to John Brochu for his ad sales efforts.

5. Article V, Section 3, A and Article VIII, Section 1, H and Section 3. VR

A main concern is that under Article VIII, Section 1, H the Communications Committee is said to control the *Greenbrier Gazette*. This is a blunder, is not the case, and will require an amendment as the *Gazette* is independently controlled. Other matters of VR's concern were largely organization, e.g., the Directory distribution falls under the control of the Communications Committee which may not have been recognized; the practical implications of this recognition going forward were not specified.

6. Mary Schaefer's 21 April letter to the Board and Nature Park Policy. VR

The letter addressed multiple points and GPOA issues; VR devoted considerable time discussing it. The *Gazette* issue, noted above was one point. Some Board members were perplexed at the intent of some issues. Some points seemed largely suggestions for the Board to consider, e.g., reducing the Board to five members. Other points raised seemed more like reminders of the

Board's responsibilities, e.g., to actively solicit members for committees—which certainly has been a Board effort but with little success—while some points seemed perhaps calls for the Board to be as transparent as possible about matters of interest to the general membership.

At the Board's 17 March meeting a Nature Park Policy statement with eight itemized points was proposed for Board adoption by VR. These proposals were said, by the ByLaws Committee, to be in compliance with Article V, Section 3, A, which reads, in part: "Formulate, publish, and gain compliance with the rules and regulations concerning use and enjoyment of the assigned Greenbrier Property Owners Association Common Areas." Any number of such policy proposals might be so judged compliant. Because it was clear there was no chance of this particular set of proposals receiving the Board's approval, the matter was tabled. VR raised the matter again. There was no enthusiasm for the proposals. Part of the difficulty was that if passed, some items, to be meaningfully effective would require oversight by someone, if not active Board action. There appeared no Board appetite for expanded oversight, and the proposals crucially did not address how this was to be achieved. Obtaining folks for GPOA committees or other activities has proved very difficult. Other concerns were that some policy items seemed vaguely defined, or seemed unnecessary. The Board took no action.

7. The country's 250 Anniversary on 4 July 2026. RB

What, if anything should the Board do? It was suggested this is for next year's Board to consider. More generally, there appeared little the Board might do, especially given what is understood to be the City's effort in the matter.

8. Replacing June Dowd JB

June Dowd, who has taken organizational responsibility for the *Directory* for several years, and which the Board has sincerely appreciated, needs to be replaced as June has stepped down. Names have been floated, but nothing more.

9. Finding people to run for Board seats. JB, RB

It was reported John Brochu was active on the matter.

New Business

1. Contingency Fund Transfer. DC

It was moved, seconded and passed, that \$12,400 be placed in the Contingency Fund, a fund the Board can use for unbudgeted items. An example: It was only recently recognized that the Greenbrier Parkway fountain likely will need more maintenance attention because of accumulated pond bottom material that clogs the system. Another: The possible repair cost to the Greenbrier entrance electrical system.

2. Vehicle License Plate Recording System. TA

The Board has been informed by TA about the possibilities of installing a license plate recording system that would image the plates of entering vehicles at both entrances, and perhaps image exiting vehicle plates as well. The system would be installed and maintained by a private company, but accessible to the New Bern Police, if necessary. Imaged information, would be owned by the GPOA, but would be purged from the system after 30 days. Depending on configuration, the cost per year would range from \$5,000 to \$12,000. The Board seemed interested in exploring the possibilities further, and likely will do so, but no action was otherwise taken.

Adjournment

The meeting adjourned at 8:12pm.

Hoben Thomas, Board Secretary

10 May 2025