

## **GPOA Working Meeting, at the Emerald**

**Monday, 3 December, 2024, 6pm**

### **Roll Call**

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. Minutes Approval**

The 18 November GPOA meeting minutes were approved by the Board via an electronic vote on 22 November.

### **2. Old Business**

#### **a) Nature Park Policy Discussion**

The Board grappled with several issues regarding NP: A lack of a Maintenance Committee chair-person, how to handle cuttings removal, and how best to decide on proposed memorials. No formal Board actions were taken on any issue; there seemed consensus that the cuttings be left in the park to decompose, avoiding the cost of paying for their pick up. There seemed no consensus on other matters and it was recognized the memorial issue requires further study with hopefully, some Board policy on the matter. It was noted that funding resources for NP have two sources: One through the GPOA, and two, through the NP Conservancy, but expenditures from either source for NP use requires Board approval.

#### **b) Maintenance and Bylaws Committee Vacancies**

Suggestions were floated concerning heads of both committees. DC agree to contact proposed Maintenance heads.

#### **c) Fountain Issues**

DC reported that pond debris was clogging the water inlet to the new pond fountain. Without periodic cleaning, the fountain motor is likely to fail; some degradation has already been seen in the fountain's display, but this has been corrected.

Following DC's recommendation, RB moved that the Board approve payment of \$150/month, for three months, to pay for monthly clearing of the pond areas where debris accumulates. The motion passed. It was recognized that such clearing might require a permanent budgetary item.

**d) Spring wine event**

Mary Duquette is planning a new neighbors welcoming wine event come spring.

**e) Yard Sign Issues**

Discussion followed VR's concerns about the general deteriorating condition of the yard signs of two sizes. Issues as to what to replace, e.g., the sign or parts thereof, while retaining the metal supporting structure. It was decided more information was required before Board action.

**f) Firewise Request**

The Board received a request by Hannah Thompson-Welch of Firewise. Welch is a wildfire mitigation specialist, according to her email footer. Firewise is apparently affiliated with [ncagr.gov](http://ncagr.gov) an NC state agency. Her overall request is to make Greenbrier residents aware of the wildfire hazards associated with the community, by informing interested parties in some arena, and possibly providing a detailed plan of community action, and perhaps visiting individual homes in Greenbrier to point out surrounding environmental hazards. The Board recognized the value of cooperation and the likelihood of community interest. It was proposed that HT contact her requesting she write a piece to be published in the *Gazette* explaining her goals and strategy. Following this announcement, some action might be taken by the Board to accommodate Welch in the coming year.

**3. New Business**

**a) Budget Proposal Ballot Count**

The GPOA Board has received 70 ballots from the membership in response to the adoption of the proposed GPOA 2025 Budget discussed at the 18 November meeting. A total of 122 membership ballots need to be received by December 15 to establish a quorum. A quorum is defined as 25% of the current 486 GPOA members. All 70 ballots received are a unanimous "yes," with no dissenting votes. Because it is unlikely 122 ballots will be received by 15 December and because the proposed 2025 Budget will maintain a majority of "yes" votes, regardless of the remaining votes to be received, the Board proposes to move forward and approve the proposed GPOA 2025 Budget as it stands.

**b) The Feury Affair**

Feury's 1239 Pine Valley property is the target of a Craven County tax foreclosure. The Board decided to take no action in the matter. To recoup the GPOA's past expenses of mowing his yard appears to require the GPOA employing our own legal council, with no certainty of a positive outcome, but with certain legal expenses.

c) GPOA dues and related issues

March 31, 2025 is the cutoff date for residents to pay dues and join the GPOA for calendar 2025. The intent is to publish in the *Gazette* a notice of membership renewal. Related matters were mentioned, e.g., Directory layout, labor needed to prepare documents for distribution, and the always pressing matter of maintaining and perhaps increasing GPOA membership. Mentioned several times during the meeting was the desire to “go paperless” when possible, but no specific time table or strategy for doing so was proposed.

d) Bank Balances

Currently \$23,514 checking; \$30,416 savings

e) GPOA future meetings

A meeting is required post 15 December to formally count the ballots; meetings for calendar 2025 continue to be set for the third Monday of the month.

**4. Adjournment**

The meeting adjourned at 8:00pm

Hoben Thomas, Board Secretary  
6 December 2024