

GPOA Board Working Meeting

Monday, 25 August, 2025, 2pm
1707 Pennyroyal Rd., JB's House

I. Roll Call at 2:05pm

- a. Julia Burke (JB), President present
- b. Vickie Ryckman (VR), Vice President, present; departed 3:15pm
- c. Andy Early, Treasurer, absent unexcused
- d. Doug Cheek (DC), Assistant Treasurer, present
- e. Hoben Thomas (HT), Secretary, present
- f. Renee Brochu (RB), Communication, present
- g. Taylor Andersen, Assistant Secretary, present; departed 3:15pm
- h. John Brochu (JBr) (committee chair) non-voting invited guest

II. Old Business

a. GPOA Website (RB). RB has identified an unnamed person likely to help with website matters.

b. 2026 budget (DC). For the 2026 budget DC will draft the budget which will then be shared with the Finance committee and Board for approval. This procedure avoids the need for multiple revisions following input from various persons, a problem encountered with the 2025 budget.

c. Lighting/fountain update (DC). (i) The Greenbrier entrance front lights: A conduit has been run under the road at no cost to the membership. It awaits the pulling through of the electrical cable and reconnecting. This will likely be done by Greenbrier volunteers. (As of 28 August, the lighting has been restored.) (ii) The fountain: The motor for the Parkway fountain awaits return from the factory after checking. A main issue was an electrical distribution failure resulting in 150 VAC to the motor which could cause damage. The difficulty appears to be a city power distribution problem.

d. Bank balances (DC). As of 31 July 2025, checking: \$35,114.91; Money Market: \$30,517.74; savings: \$12,402.38.

e. Cutoff date for GPOA 2026 membership dues: The Board voted the cutoff date of 31 March 2026. The membership period will start 1 January 2026.

f. Ballot and budget distribution options: The Board has long struggled with options for distributing ballots and budget information, with a desire to implement electronic options, where possible. The preparation of paper ballots is costly and time consuming. Moreover, the response rate on envelope mailed paper distributions is low. Discussion considered the use of Survey Monkey for certain voting matters, and encouraging proxies for voting. No actions were taken by the Board.

g. Hurricane Preparedness. Besides encouraging residents to check for storm drain impedances, there appears little else the Board might do.

h. Outstanding financial reporting (VR). It was claimed there is a funds accounting discrepancy. The issue appeared to hinge largely on a misunderstanding concerning the sale price of Directory ads sold by JBr. The Board took no action.

i. Nominating Committee GPOA Board Candidates (JBr). JBr has identified 5 persons apparently agreeing to run for Board sets. 15 September is the nominating end date.

III. New Business

a. NC Forestry property inspection (JB). Inspections of homes of those members opting for inspection has occurred. In recent days at least some inspection reports have been issued (HT received his extensive report).

b. Does the Board want to give permission for soliciting in Greenbrier? No.

c. Meeting the nominees for the 2026 Board (JB). It was suggested that a meet and greet occur for Board members and those agreeing to run for Board seats. There was agreement on the suggestion, and a location, time and date were proposed.

IV. Adjournment

The meeting was adjourned at 3:40pm.

Hoben Thomas

Board Secretary

Draft 27, 28, 30 August 2025