

**GPOA Working Meeting
JB's House
Monday, 5 August 2pm**

1. Call to Order 2pm

2. Roll Call

Renee Brochu (RB), absent, excused
Julia Burke (JB), present
Doug Cheek (DC), present
Andy Early (AE), present
Vickie Ryckman (VR), present
Hoben Thomas (HT), present

Much of the discussion focused on issues internal to the Board. Matters of wider interest or Board actions:

1. Board Membership Changes

1a) Taylor Anderson will start his three year Board term at the 23 September meeting.

1b) Sarah Sawyer resigned from the Board on 8 July 2024.

1c) By electronic vote, VR will serve the remainder of Sarah's term on the Board. VR was previously scheduled to leave the Board.

2. Maintenance, 2nd Entrance, Lawn Care

Geoffrey Smith is now head of the Maintenance Committee. It was moved by VR seconded by AE and passed: Nature Park is to be recognized as part of Maintenance's budget line item going forward.

The lawn care company is *River Road*. There is need to clarify precisely which parcels are mowed. In particular, this needs to be made explicit in future written contracts.

In a 14 June letter to VR, Rosemary Dow expressed concern about the lack of attention to the 2nd Entrance's Island, documenting her concern with photos. She threatening to decline renewing her membership if some action is not taken.

3. Minutes Approved

The 2 July 2024 working meeting minutes were approved.

4. Balances

As of 31 July: Checking \$38,592.41 and Savings \$30,366.04.

5. Event Dates, and Action Deadlines Going Forward

5a) It was moved, seconded, and passed: The new Bylaws go into effect on 23 September.

5b) The committee budgets need to be received by 11 November. (Comment: It was recognized after the meeting that a much earlier deadline, perhaps in September, was required for compliance.)

5c) It was moved, seconded, and passed: The deadline for 2025 GPOA dues is 31 March, 2025. The Directory will be published after this date and (hopefully) will reflect all current GPOA members.

6. Greenbrier Parkway Pond Fountain

DC received quotes from Raleigh-based *Aqua Doc*, www.aquadocinc.com, to replace the existing failed system. Fountain: \$7,966.75 (plus some nominal local electrical costs). Servicing: \$900.00 for quarterly maintenance.

As the Board understands, the pond has always had a fountain—going back to Weyerhaeuser in 1983 (Section 1 covenant date)—so the notion of a pond fountain is not new. Consequently, the fountain’s cost may be regarded as a maintenance item, and not a capital expenditure for something new that does not exist. This makes matters easier, less costly, and far more rapid than would be the case otherwise. Moreover, among the most frequent questions the Board receives concerns the time line for the pond’s fountain to be restored. It appears safe to conclude most GPOA residents would welcome the fountain’s return.

While it is not possible to know how much the current replacement cost exceeds original installation cost, in adjusted dollars, a \$2,550 item in 1983 would cost roughly \$8,000 today (CPI calculator). The Board anticipates raising part of the funds through donations. If each of the current 485 GPOA members contributed just \$17, the fountain would be paid down.

It was moved by HT, seconded and passed, to act on *Aqua Doc*’s estimates and move forward. This could mean there might be a fountain before summer is over.

7. Feury Property

JB expressed concern about the 1239 Pinevalley property which has been a sore spot and problem for years, especially for neighbors at 1237 and 1241. Feury seems impervious to change. While the City now mows the front yard periodically, the rear of the house is said to be a mosquito swamp. There appeared to be little the Board could do, save bringing pressure on the City to act on what appears to be a health risk and neighborhood nuisance. One would expect some New Bern City or Craven County regulation to apply. What would seem necessary to make a strong case for government action, are drone images revealing backyard weed growth, debris, and likely mosquito areas.

8. Board Adjournment

The meeting adjourned at 4pm.

Hoben Thomas, Board Secretary
11, 13, 14 August 2024