

GPOA Meeting 15 April 2024
The Emerald 5:30 pm

1. Call to Order 5:30 pm

2. Role Call

Julia Burke (JB) present
Doug Cheek (DC) present
Andy Early (AE) absent excused
Vickie Ryckman (VR) present
Sarah Sawyer (SS) present
Ashley Smith (AS) present
Hoben Thomas (HT) present

3. Secretary's Report, HT

It was moved, seconded and passed that the 13 April working meeting minutes be accepted.

4. Treasurer's Report, DC

The continuing concern about unpaid residents with a plea to encourage residents to join was expressed. The financials remain the same as reported in the 13 April working meeting minutes.

5. President's Report, JB

JB's comments initiated the meeting. Her focus was on two items:

a. Additional efforts were made to recruit new unpaid residents. Bill Kirsch sent out an additional mailchimp blast to roughly 70 residents with email addresses. 144 U.S. postal mailings were prepared by HT and JB and sent to those without email addresses. The 144 represent well-more than 20% of the Greenbrier residents that cannot be reached with electronic methods. The yield on these postal mailings should inform guidance for future recruiting efforts of residents without available email addresses.

b. The 3 June summer meeting was addressed. The plan is to issue ballots upon entry with multiple sign-in stations staffed by Board members. The motivation is mainly to reduce mailing and preparation costs. Ballots will be mailed to non-attending GPOA members. The anticipated visit of New Bern firemen and their participation, along with the expectation of a firetruck parked outside was noted. The Board also anticipates some associated activities.

6. Committee Reports

The first two reports were submitted by email immediately before the meeting, but were without committee representation at the meeting:

a. Maintenance

Report prepared by Geoffrey Smith. The primary focus was on the Greenbrier Parkway pond fountain, no longer functioning, and efforts to obtain estimates on a more durable but likely more costly replacement. He estimated costs for replacement and installation might ran \$6,000 to \$8,000 with a firm written estimate in the days ahead.

b. Nature Park

A report was submitted by David Chew, coauthored with Sally Kiely, and dated 15 April. Among the items noted: the continuing sweeping of trails and boardwalks; pesticides were applied in anticipation of the Easter Egg hunt on 31 March; recognition of Jan Shikoluk and Jill Raymond for decorating the Bear for Easter; there will be a party hosting the Greenbrier Home and Garden Club at Nature Park on 22 April, Earth Day. Refreshments and tours will be provided.

c. ACC

Report by George Kramer: **1.** Julia Burke, 1717 Pennyroyal Rd. Replace vinyl siding and shingles. **2.** Carl Powers, 1240 Pine Valley Dr. Intstall aluminum fence rear of residence. **3.** John Shikoluk, 1025 Laurel Valley Dr. Install vinyl fence at rear of residence.

1 and **2** were approved by the Board. Regarding **3** (from an 18 April email) “Your request to install a 43 inch fence around a planned flower bed was discussed at both ACC and GPOA meetings and rejected because your residence is a golf course facing lot specifically addressed in the covenants for Section V. Fences on these lots are forbidden regardless of height or color.”

d. Nominations

Christopher Albrecht (CA) presented a three page report, noting CA as chair, and Taylor Anderson (TA) as member. Current Board candidates are VR and TA. Nominated candidates along with candidate-prepared bios will be submitted to the Board by 1 May 2024, and following that activity the committee ceases to exist.

e. Bylaws

Report presented by Parks Schaefer. The committee has essentially ended its activities. Following the final legal review of the proposed new bylaws revision, a “black” version (as it was characterized) will be submitted to the Board by 1 May 2024. The Board is expected to approve the version for the membership, which will be tasked with an up or down vote. This is the only action to be taken on the proposed bylaws revision. It was noted that a proposed ballot had been previously submitted to the Board.

f. The Easter Egg Hunt

Marylou Kling briefly but enthusiastically reported on the successful Easter Egg hunt. There were lessons learned for logistic changes in future hunts concerning egg distribution in the lawn area to allow for the trampling of little feet.

7. Community Comments

A resident asked for clarification on the fountain situation. DC reviewed matters with efforts to hopefully have the fountain functioning in the weeks ahead.

8. Adjournment

The meeting adjourned 6:15 pm.

Hoben Thomas, Board Secretary
Draft 20 April 2024