

GPOA Board Meeting
The Emerald, 15 January, 2024, 5:30 pm

1. Call to order 5:30pm by JB

2. Board Attendance

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

3. Secretary's Report

VR moved, it was seconded and passed that the minutes of the 10 January 2024 closed board working meeting be approved.

4. President's Report (JB)

It was announced that Monday 3 June 2024 will be the date for the annual meeting, location yet uncertain. 88% of those voting approved the budget (DC reported). Do renters of homes receive covenants and bylaws copies? No, but they are available on the GPOA website. The board remains uncertain regarding the partitioning of responsibility for fountain maintenance, and the entrance decoration and removal. Some clarification of the situation occurred during the meeting, as noted below.

5. Treasurer's report

AE largely summarized matters, commenting on both the 2023 and 2024 budget going forward. It was noted that about \$1500 profit was obtained by the luminaria. EA called on those members with financial interest/expertise to form a finance committee, now defunct. The most recent balances: Checking \$14,877.70; Money Market \$30,278.00.

6. Committee Reports

Reported here will be those committees providing explicit reports, or commentary provided at varying times during the meeting regarding committee related matters.

6.1 Luminaria

John R. Brochu, who chaired and spearheaded the effort, provided a 5 page report, listing 12 others who assisted in providing luminaria efforts for the successful December 2023 event. Highlighted was his reporting of \$1,469.54 net profit. His

enthusiasm was contagious, resulting in a round of applause following his presentation, with collective thanks for his efforts, and hopes he would repeat his effort in 2024.

6.2 ACC

George Kramer orally presented two proposals for board action. (VC provided the following summary.) 1) Wes Stewart, 1700 Greenbrier Ct., asked for approval of a metal frame to cover his RV. This will match the required look. 2) Suzanne Blais, 3104 Peppercorn Rd., requested a variance for a 12 x 12 shed. Both (1) and (2) were approved by the board.

6.3 Maintenance

While there was no report, maintenance issues surfaced at several points, specifically regarding, the non-functioning pond fountain and pond water levels in the Greenbrier Parkway pond. Lou Costello provided clarification: The city wishes to install a new water culvert, which required the lowering of the pond level. When the culvert matters are resolved, the water level in the pond should rise again with subsequent rainfall. The electrical connection to the fountain is old and in need of replacement; with the lower water level, debris in the pond would likely disable the fountain if it were allowed to currently function with the current lower water level in the pond.

6.4 Bylaws

Parks Schaefer provided an oral report, but later distributed a 15 January dated written report, which addressed three points each of which implied a need for board action: a) The board should direct the committee to search for an attorney to review bylaws changes. This person would then be recommended to the board for their decision on the matter. A corresponding motion was moved by VC and passed by the board. b) The board accept the committee's recommendation for one change in the Articles of Incorporation so as to eliminate the inconsistency between the bylaws and AoI. The board took no action. c) The board's earlier motion to require a red-line version of the presentation for membership action, be rescinded because the committee judged it would cause more confusion than help in understanding. The board had implicitly recognized the appropriateness of the recommendation at the 10 January board/bylaws committee joint meeting. VC moved, it was seconded and passed that a red-line version no longer would be required.

6.5 Nature Park

David Chew presented a six page report co-authored by Sally Kiely summarizing each month's activities during calendar 2023. The report was not discussed, but it notes that in 2023 volunteer hours totaled 1,251, and since 2021 over 50 Greenbrier resident volunteers have participated in the various park upkeep and beautification activities. In 2023, 415.5 volunteer hours were logged.

7. Community Comments

One theme of the often spontaneous commentary was communicating with residents, and how active membership might be grown. The lack of a reliable master list of GPOA members was raised. DC noted his efforts constructing a spread sheet based on his receipt of 2024 membership fees; the sheet will include names and addresses. Subsequently, it would likely be shared and scrutinized by other members in the hopes of obtaining a reliable list, which would require continuous updating. Tom Amato noted that some residents are not online, which makes communication difficult because they don't (or won't) access the website or mailchimp distributions. It was observed that not knowing certain email addresses may make communication difficult. The idea of listing email addresses in the Directory was raised, but given the risk of their inappropriate use if so published, gained no traction.

8. Next Meeting

The next regular meeting will be 19 February, 2024 at the Emerald.

9. Adjournment

JB called the meeting adjourned at 6:47pm.

Hoben Thomas

Board Secretary, 16-18 January 2024