

GPOA Board Minutes

General Members Meeting

July 20th ,2026

1. Call to order at 5:30 by Dan Cashman

2. Board Attendance

Dan Cashman (DC) President

Tony Embrey (TE) Vice President

Tammy Howard (TH) Treasurer

Ed Harvie (EH) Secretary

Number of members attending: Approximately 16.

3. Member Q&A

Janet Routier from Augusta Court reported the Greenbrier Home & Garden club was supporting the Angel Fund, a lunch program kids in the New Bern school district. Donations from Greenbrier over the last 2 years was approximately \$5,000. A plaque was presented to the Home and Garden club recognizing these donations.

4. Financial and Membership Updates

- a. TH reported we had \$ 19,925 in the Operating Account and\$ 67,882 in the Reserve account.

The Budget was on track for the year.

\$ 800 was being allocated for tree removal of downed trees. Mike Waring asked if we shouldn't ask the city to trees which fall on the road (city property). DC said there was a tree near the Community College entrance that he had contacted Maple Springs to quote removing it (the estimate was \$ 1400.). Vicki Ryckman asked if we could get several quotes for the work. DC said not in this instance. The board voted to approve paying for the removal of the tree by Maple Springs after we verified it was not the city's responsibility for the removal.

Note: Lou Costello checked the status of the dead tree after the meeting and confirmed it is on GPOA property and is our responsibility for its remove.

GPOA membership for 2026 was 478 out of 651 residences. This exceeded the goal for the year and number of members for 2025. Faiways Woods was reported to have the lowest membership rate (1 out of 12 residents).

- b. TH reported she had new members to the finance committee (Lloyd Moore and Marylou Plain but was looking for two additional members.
 - c. DC noted that the 2027 budget needed to be submitted to the general membership 10 days prior to the November meeting and approval would require a quorum (120 members) to vote on its approval. The meeting is scheduled for November 16th.
 - d. DC said he and TH were evaluating HOA management software to improve budget development and implementation and would allow us to manage membership data.
5. DC indicated more volunteers were needed: Finance committee needs 2, someone to take over the Directory lead, 4 more for the ACC, a replacement editor the the Greenbrier Gazette, additional members for the maintenance committee (run by Doug Cheek and backed up by Mike Huber on Pine Valley).
- DC said plans for a Volunteer Fair to be held in early November was underway with the goal of getting more member participation in the various committees.
6. DC suggested we hold a New residents welcome party and a Volunteer Thank you Party to be held at the end of the year or January.
7. Policies update (Mike Waring):
Mike reports he was only working on ACC matters.
There are no changes to the covenants.

He is putting together general comments to the policies but expressed concerns that the information is not being published for members to review.

DC- New member had asked “how do I know the rules and responsibilities?”

Mike Waring proposed the board give away summary of the covenants and bylaws to new residents. DC suggested that a sheet could be added to the Welcome Kits that are brought to new residents that would summarize the covenants and policies.

8. DC stated that the Book of Resolutions be for all committees, GPOA, and Nature park with minutes recorded and kept for each calendar year.
9. Report on Nature Park by David Chu:
Japanese Wild grass (invasive species) removed.
4th of July Bear Decorations have since been removed.
GPOA provided pine straw for the flower beds.
New sitting benches to arrive in the next few weeks.
10. Lou Costello reported the drainage issue on Meridian CT should be directed to Jerry Briele since the drainage is to the golf course.
11. NCDOT update:
A traffic study for the left turning lane into Greenbrier will be undertaken.

Sound barriers were suggested for the new home construction on I-43.
This is FYI and does not pertain to Greenbrier.
12. Police speed study in Greenbrier showed most drivers go 25 MPH or less and only a few go over 30 MPH.

The question of posting no solicitation signs was settled: The community can not mandate no solicitation, only individual homeowners who post “no solicitation / trespassing” signs on their property can they deny solicitation to themselves only.

The meeting was closed at 6:30 pm by unanimous vote.

