

**GPOA Working Meeting**  
**JB's House**  
**Thursday, 13 June 2024, 6:00pm**

**1. Call to Order 6:03pm**

**2. Role Call**

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

**3. Board Activity**

The Board considered a wide range of topics, mostly falling under the category of Old Business. Actions by the Board appear in italics.

1) The June 3 Membership meeting was largely seen as a success, both from the Board's perspective and anecdotal comments shared by some members. There might have been more attention directed to the ballot and ballot initiatives. However the Board yielded to the ByLaws committee preference to avoid any consideration of the ballot matter, perhaps worrying that the meeting could deteriorate as occurred last year.

There are 476 resident GPOA 2024 members (those who paid dues by the deadline). A two thirds vote is required to approve the two ballot items. Thus, 317 yes votes are required on each ballot for passage. The vote on the one candidate for a Board position is not so restricted.

2) On 7 June David Chew through [gpoa@greenbriernc.org](mailto:gpoa@greenbriernc.org) sent the Board, and perhaps an unknown number of others, a three page document detailing why he and his wife Mandy were going to vote no on both ballot initiatives. A straight forward reading suggests their concerns can be roughly partitioned into three categories: One, matters of redundancy in the new document's wording—the proposed ByLaws document is far longer than the existing ByLaws. Two, disagreements with ByLaw changes, e.g., reducing the Board members term to two years from three, and certain word definitions. And three, claimed unlawfulness, in particular: “The proposed Bylaws unlawfully provide that the ByLaws committee has compliance authority over the Board of Directors on matters of policy (Chew's 6.f, page 3.)”

Subsequently, the Board's lawyer responded to the Chew commentary, which lead to a four page untitled and undated document intended as a rebuttal to Chew's critical claims commentary. This document will here be called the Rejoinder, and was distributed by JB at the meeting. The Rejoinder “sandwiched” comments by the ByLaws committee chair, Parks Schaefer, and comments by the Board's

attorney. Some of Chew's Ballot 2 comments are quoted; none of Chew's comments concerning Ballot 1 are quoted. To understand the context of the Rejoinder, access to Chew's original commentary would be required.

Just what to do with the Rejoinder lead to a lengthy and often heated discussion, largely over how, when, and even if the Rejoinder should be more widely circulated to the GPOA community. Ultimately, *a motion by HT to Table any Board action on the Rejoinder until after the votes are counted narrowly carried*. This action does not prevent individual Board members from acting differently.

3) VR presented a one page six-item document, titled "Nature Park Guidelines" which attempted to define, explicitly, the kinds of activities and time frames which are allowed under the park's covenants. The Board's lawyer indicated that such a document was desirable. After discussion it was recognized the current document's wording could cause ambiguity, and the *Board voted to use the document as the basis for further study and refinement*.

4) RB, the Board's communication director, reported she believed that she now has control of access to the Board's email address [gpoa@greenbriernc.org](mailto:gpoa@greenbriernc.org).

5) June Dowd has resigned as Membership person. Mary Duquette has indicated interest in the position.

6) *It was moved and passed that the GPOA 2025 membership dues submission deadline be 31 March 2025*. Doing so should allow all 2025-current members to be listed in the next Directory.

7) DC complained about receiving invoices without any prior budgetary approval, and in particular, requests for payment where a contract for service has not been provided. *The Board moved and passed: Without a contract or prior approval by the Board, such bills or invoices will not be paid*.

8) HT proposed, *it was moved and passed that the minutes of the 20 May and 3 June meetings be approved*.

9) The fountain in the Greebrier Parkway pond: Geoffrey Smith had earlier reported his efforts on the problem, and DC is the Board's point-person. There is no new information. There is a desire to have any new installation be a fountain with a longer lifetime trajectory, and have maintenance done under contract. Finding a company or individual satisfying these concerns has, apparently, proved difficult.

#### **4. Board Adjournment**

The meeting adjourned at 8:22pm.

Hoben Thomas, Board Secretary

14 June 2024