

GPOA Board Meeting Minutes

June 15, 2022, at 5:00 PM

The Emerald

1. Call to Order: 5:04PM
2. **Attendance and Quorum: PRESENT**
President: P. DeVenuto
Secretary: P. Schaefer
Member-at-Large: G. Smith
Member-at-Large: C-A Rollins
ABSENT
Vice President: B. Shotland (resigned)
Member-at-Large: M. Chew (resigned)
Treasurer: T. West (excused)
Quorum achieved.
3. Community Comments -- 15 minutes
No community comments; however, 10 residents were present.
4. Secretary's Report
May 19 2022 Minutes: C-A Rollins moved to accept the minutes, motion was seconded, motion carried by acclamation.
Emails concerning BoD decisions surrounding Summer Meeting process and attestations by BoD members have been attached as part of the monthly communications record.
5. President's Report
Bruce Shotland's letter of resignation received and filed with BoD records.
Mandy Chew's letter of resignation received and filed with BoD records.
900 Basil - received a certified letter from the owner, BOD members received a copy. This letter is attached. The ACC Chairman has also received a copy

6. ACC Report - George Kramer, monthly report attached

Construction/Installation:

3104 Peppercorn Road (2022-027)-S-1. Replacement of unsafe, rotten rear deck with raised concrete base and approved railings. City permit requested. Motion to APPROVE by C-A Rollins, seconded, passed by acclamation.

1115 Basil Drive (2022-028)-S-II. Install concrete walkway from residence to rear shop pad. Motion to APPROVE by C-A Rollins, seconded, passed by acclamation.

1115 Basil Drive (2022-029)-S-II. Replace single pane garage windows with color matching double hung vinyl windows. Motion to APPROVE by C-A Rollins, seconded, passed by acclamation.

3003 Peppercorn Road (2022-032)-S-1. Stand-alone double car garage with in-law suite located head of driveway. Not Recommended due to separate structure. Motion to DENY by C-A Rollins, seconded, passed by acclamation.

6003 Clubhouse Drive (2022-033)-S-III-B. Fence behind residence. Not Recommended due to adjacent golf course cart path. Motion to DENY by C-A Rollins, seconded, passed by acclamation.

Tree Removal:

1335 Pine Valley Drive (2022-030)-S-VI-2. One rotten Maple in wooded rear behind residence. Motion to APPROVE by C-A Rollins, seconded, passed by acclamation.

506 Mulligan Court (2022-031)-S-VI-2. Three Maple and 3-Pines from heavily wooded property. Replacements planned based upon arborist recommendations. Motion to APPROVE by C-A Rollins, seconded, passed by acclamation.

3003 Peppercorn Road (2022-032)-S-1. One Pine located 3-feet from planned garage foundation. Motion to APPROVE by C-A Rollins, seconded, passed by acclamation.

504 Mulligan Court (2022-034)-S-VI-2. Two diseased Loblolly Pines with Longleaf Pine replacement planned. Motion to APPROVE by C-A Rollins, seconded, passed by acclamation.

Other Actions:

3105 Peppercorn Rd (Waring appeal) was reviewed by the ACC. The ACC agreed since Section I covenants do not address fence height, and the additional height request did not exceed the “substantially different” clause contained in the Section I covenants; the appeal be submitted to the GPOA Board as a Recommend to APPROVE.

C-A. Rollins moved to table the appeal action until GPOA Board has opportunity to review all documents related to the case and resume deliberations at the July 20, 2022 BoD meeting. Motion was seconded and carried with three AYEs and 1 NAY vote.

C-A. Rollins moved to enter Executive Session. Motion was seconded and carried by affirmative vote. The BoD entered Executive Session (Closed) at 5:15 PM. The attending residents were asked to depart. The Executive Session ended at 6:05 PM. No minutes were taken and no GPOA business decisions were made.

7. Treasurer / Finance Report -- Paul DeVenuto, Terry West is on vacation GPOA is in great shape financially. We'll hopefully continue to have membership dues trickle in. So far this year we have received \$42,475.00 in dues and \$2,835.00 in gift amounts.

Account balances are:

Checking - \$37,003.98

Money Market – 20,100.49

Nature Park - \$812.74

C-A. Rollins moved to accept the Treasurer's Report as information. Motion was seconded and carried by acclamation.

8. Noise Abatement Committee Report – no report
9. Communications Report – Written reports for May and June are attached as part of the record.
10. Membership Report -- Current membership is 461.

11. Nomination Committee – Parks Schaefer

Committee established and contacting potential candidates

JoeSigns has been contacted re signage – BoD authorized Committee to solicit quote for sufficient signage. Quote will be presented and BoD decision will be made using email procedures to ensure expeditious decisions ahead of July BoD meeting.

12. Maintenance and Beautification Report

Bear Park / Nature Park – Report submitted by D. Chew/R. Powers and has been attached as part of the record.

Maintenance of the Common Areas -- Terry West

Little Guys are now stopping short of cutting/trimming of the pond's edge at the Nature Park to allow growth and prevent further collapse of the soil around the pond. The Trailblazers added flags to show Little Guys where to stop.

1239 Pine Valley Dr. (Feury) lawn was maintained on 16 May for \$65.00. T. West asked River Road Lawn Care to cut once per month until further notice. T. West will keep track of property maintenance costs to hopefully add to existing lien in the future.

T. West will have Little Guys do some bushhogging at Greenbrier Parkway in July.

13. Community Watch -- Paul DeVenuto

Black Bears have been reported in the area

Grey Foxes have been reported in the area

14. Old Business

15. New Business

16. Next Meeting – July 20, at the Emerald

17. Summer meeting at the Emerald 31 July 2022

18. Adjournment at 6:29 PM

Respectfully submitted,
C. Parks Schaefer
Sec'y, GPOA

Attachments:

Summer Meeting emails detailing decision process

B. Shotland letter of resignation

M. Chew letter of resignation

M. Waring fence change application denial, May 20, 2022

900 Basil Response Letter, 23 May 2022

Communications Report May 2022

Communications Report June 2022

Nature Park Committee Report, June 2022