

GPOA Board Meeting

August 16th, 2023, the Emerald

1. Call to order at 5:30 PM

2. Roll call.

- a. Geoffrey Smith (GS) Absent, excused
- b. Carter-Ann Rollins (CAR) Absent, excused
- c. Ed Preston (EP) present
- d. Hoben Thomas (HT) present
- e. Ashley Smith (AS) present
- f. Julia Burke (JB) present
- g. Tim Jernee (TJ) present

Introduction of New Board Members

- i. Andy Early—present
- ii. Sarah Sawyer—absent

3. Community Comments

Marilyn Hughes (MH) spoke for about 15 minutes. She stated that she had three points to make, but first she reminded folks of her extensive long term involvement at various levels in Greenbrier affairs. Her overall message was not uplifting. **i)** Communication, or lack thereof, was a key point emphasized and seemed to be central to her concern, underpinning many of what she perceived as ills surrounding the climate of the GPOA, the board, and Greenbrier. “People don’t talk with each other” she said; she noted the board has undergone considerable turnover she added, with too many unpleasant events. A bright spot she said was the operation of the ACC under George Kramer. Just how matters might, in the broader sense, be turned around she did not specifically address. But she pointed to the GPOA website as being a central source of concern claiming it was confusing, not well maintained, and lacked relevant postings of information, including forms. Presumably, if these website matters are addressed, some of her concerns might abate. **ii)** She expressed concern regarding the lack of participation in elections; about 150 ballots were cast in the just finished 2023 board election (about 430 ballots were distributed). She suggested that lack of knowledge of GPOA affairs might be an issue responsible for lack of voting participation. She said “things fall through the cracks” but precisely what she had in mind was not made clear. **iii)** She expressed concern about the type size used on a sign advertising the coming 10 September Luau which is placed on Parkway island. The type size was too small to be easily read while driving by she said. Furthermore, she viewed the matter as a driving hazard because people would slow down to read the sign, potentially causing an accident.

What should or what should not be reported concerning MH’s comments during the board’s meeting, and whether the above, based on HT’s notes, portray with

reasonable fidelity the spirit of her comments has been a contentious issue for GS and CAR and for both of the earlier distributed minutes drafts. No board member who actually attended the meeting has so commented, except EP who was satisfied with the original draft (which was slightly different from what appears above). In addition MH, following her oral delivery, has made multiple efforts to clarify what she believes she said or perhaps what she intended to say.

On 18 August EP distributed typed comments provided by MH which carry a 16 August date. MH's comments during the board meeting were constructed on-the-fly, as she spoke, and do not coincide with her subsequently distributed typed comments. On 19 August MH provided a second corrected copy which was, again, distributed by EP. Then, yet again, on 29 August she addressed her earlier remarks yet a third time, through a lengthy email distributed to the board. She wished to listen to her recorded comments together with some representative of the board. HT is unaware of any board member doing so.

GS has indicated he was willing to vote for approval of the minutes if the following appeared: "MH wanted to make sure the current board did not take this as blaming them for the shortcomings she listed. MH said the rapid succession of multiple presidents and board members was a major contributor to a break down in communication (GS quote)."

4. Secretary's Report

JB moved, it was seconded, and July meeting minutes were approved by the board.

5. President's Report—given by EP

a. Update on 1239 Pine Valley Drive

The city has cleaned up the front yard with a lean on the property placed their by the city to recoup expenses. EP used the word "criminal" in characterizing the property's lack of maintenance and applicable law. It was noted the GPOA has spent \$3,000 on maintenance costs in prior years with currently, no clear path to receiving reimbursement. EP noted that in July the board moved to reinstate legal proceedings against the Feury property, a matter to be addressed by the future board. EP has written to the city health department regarding the stagnant pool in the resident's rear, considering it a health hazard.

A central point made was that the board should try to involve city services to address matters largely outside of the board's authority, and for which the board lacks the city's tools of enforcement.

b. Update on 3006 Peppercorn Drive

The yard has gone unmaintained for an extended period, and the house is apparently empty. It was reported that the owner had died and that there were multiple heirs. Michael Waring (MW) commented that the yard had apparently been cleaned up in recent days, and that may end the matter.

c. Correspondence Received

EP briefly noted he had received several communications, some concerning the ballot structure; those pertaining to specific committee concerns would be so forwarded.

6. Treasurer's Report

a. Report for information

CAR has previously distributed a budget report through July. Year to date expenses: \$22,369.91; balance: \$23,850.09; checking balance: \$30,089.20; savings balance: \$30,021.95. HT moved, it was seconded and passed by the board to accept the report.

b. Finance Committee Planning Information

The follow information was chiefly addressed by EP.

i. Directory changes and increased costs. The next Directory will be delivered to GPOA members only. How many should be reproduced assuming some secondary sales and other requests for copies? It was reported 430 voting ballots were distributed; 493 listings in the 2023 directory carry "2022 GPOA Member."

ii. CT Corporation recurring annual costs. At the July meeting it was voted to have CT Corporation be our agent fee. This requires a \$375 recurring fee not budgeted.

iii. Microsoft 365 If adopted requires a recurring fee.

iv. Increased Storage Cost. These costs require budgeting.

v. Committees will need to submit budgets along with the projects for approval.

7. ACC Report

a. Schaefer 604 Doral Ct. Fence enclosure, variance approved. **b.** Gurera, 1800 Peppercorn Ct. Room addition. **c.** Dunker 1342 Pine Valley. Tree removal/landscape. **d.** Creathorne 6004 Clubhouse. Shake replacement. **e.** Hughes 1119 Basil. Tree removal with planned replacement and landscaping.

a through **e** were recommended for approval by the ACC; JB moved, it was seconded, and passed by the board. It was noted that following the July board action, the ACC may approve tree removal without requiring board action.

8. Committee reports

(Only those committees with reports are listed.)

a. Bilaws. MW addressed the need for revision of some bilaws with board input and a desired joint bilaws committee board meeting. EP noted that at the July meeting the style and structure of future change requests was established by the board. This was communicated to MW by HT, and no further discussion followed.

b. Maintenance. Brian L. Maher, committee chair, noted that maintenance committee issues may be communicated to him or to Bob Sullivan. The new contractor, River Road, seems better as a service provided than the previous firm. He noted that the main Parkway Island is serviced by Patterson Landscaping. While approved earlier, replacement parts for the fountain have yet to be ordered but will be ordered shortly.

An audience member noted that the unmaintained grass/weed area between Club House Drive and highway 70 is unattractive and needs attention. It was noted this area is not part of the current common area contract, and would need future planning with budget approval.

c. Civic. There apparently exists no Civics committee, but EP noted a “Community Watch” program needs revival and community interest, which has not been forthcoming. However, the earlier one time event “Coffee with a Cop” meeting was positively received.

d. Social Committee Tami Babb provided an update on the 10 September Luau. Tickets are \$45 each. Roast pig, chicken and fried rice are planned as meal features. A 45 minute show with dancers is planned, with photo opportunities.

Babb noted that the community lacks as she put it a “corporate memory” for past events which can guide future ones, and hopes an “after action” report on the Luau can be provided. She would like to anticipate later fall events including “happy hours” as a way to build community. Luminaria and some Christmas events are being planned.

There was no further business, but before closing EP stated he is resigning from the board.

9. Next meeting 5:30 PM September 18th, 2023

10. Adjournment

JB moved, TJ seconded an adjournment motion and the meeting was closed at 6:40pm.

Hoben Thomas

Board Secretary

drafted 17-18 August; draft dist. 19 August, 13 September, two drafts.