

GPOA Board Meeting
Wednesday 15 February 2023, 5:00 PM
The Emerald

1. Call to order 5:03pm

2. Roll call

Geoffrey Smith (GS) present
Carter Ann Rollins (CAR) present
Ed Preston (EP) absent
Hoben Thomas (HT) present
Ashley Smith present; but left at 5:33pm
Julia Burke (JB) present
Tim Jernee (TJ) present; but left at 6:35pm

3. Community Comments

M. Waring distributed an undated document titled “Clarification of October 27, 2022 Board Minutes.” It claims errors appeared and he requested the record be corrected.

Mary Schaefer (MS) distributed a document dated 15 February, 2022. The primary content requests board minutes and attachments from January 2021 through January 2023, and the treasurer’s records from January 2021 to January 2023. She also requested the GPOA’s liability insurance policy. And she wants them by 23 February. JB immediately provided MS with a printed copy of the insurance policy. A discussion ensued concerning her handout with topics drifting into issues concerning insurance, covenants, and the North Carolina law concerning HOAs <https://www.ncleg.gov/Laws/GeneralStatuteSections/Chapter47F>, hereafter, 47F. GS and Dixie Badd commented regarding 47F. One difficulty noted was that our GPOA does not require resident membership. GS argued 47F offers the best way forward allowing for more efficient covenant enforcement. But to be so governed, 67% of the residents—not GPOA members—must agree, a potentially difficult bar to achieve. The relative merits of 47F underpinned most comments, but precisely what the claimed benefits of 47F would be for Greenbrier, should a vote achieve threshold, remains to be addressed later.

4. Secretary’s Report

JB moved that the January GPOA minutes be accepted, a motion that carried.

5. President’s Report

a) There are two dead trees: One in Nature Park which may need removal, and another near the entrance which presents no concern. b) Continuing drainage issues were noted. c) Another person is needed for the maintenance committee. d) Requests are needed for people to take over the luminaries project, and the Easter Bunny may be a “no show” without a volunteer to guide the Easter egg hunt. e) There is a need for a nominating committee to find persons to stand for election to the board; they need to be identified prior to the summer meeting. It was suggested this search for candidates begin in March.

6. Treasurer's Report

CAR presented the year to date 2023 GPOA Budget with some questions addressed concerning certain line items. Most discussion focussed on the recruitment letters to be sent to those non members, with two distinct letters: One to be sent to those who likely forgot to pay their dues, and another to those more recalcitrant residents. It was noted that last year 43 paid their dues *twice*, likely because of inappropriate communication, thus requiring the return of checks. It was reported there are about 130 residents which have not paid dues.

7. ACC Report by George Kramer

a) J. Brezinski, 1208 Pine Valley Dr. had a 20 by 26 foot wooden deck request. Recommended by the ACC.

b) R. Kornegay, 605 Doral Ct. Extend 6 by 12 foot deck and install a brick fireplace. Recommended by the ACC

CAR moved to approve both a and b above. *The motion was passed by the GPOA board.*

c) An electronic vote to approve a fence at 1119 Basil proposed by Mr. Foster was reaffirmed in a motion by GS. *The motion was passed by the Board.*

d) An issue for some weeks and with much contention, has been a variance request by J. Floyd–117 Innisbrook, for a 125 foot long 5 foot high fence. There was heated debate with the Board clearly stymied on how to best proceed. Central to the matter was whether the GPOA has the authority to grant approval when the HOA governing the Floyd property had not definitively addressed the matter. Parks Schaefer (PS) asserted that the GPOA has no authority over individual HOAs. Setting aside which governing body has the authority to decide the matter, arguments were voiced on both sides. CAR argued strongly against approval of the fence. Greenbrier was a “green” community she argued, and bushes or trees are the answer. Others noted the trees or plants take time to row, die, need replacement, and in the current location might be difficult to plant. Furthermore, Mr. Floyd, 78 when his request was made, but now 79, should have his fence *now* to shield his backyard. Ultimately, as with last meeting, a motion to table was made by TJ. The motion passed, with the expectation that matters would be resolved on the issue pending action taken by the governing HOA within a week. Mr. Floyd, in attendance, commented on the matter, and seemed satisfied with the proposal when he was specifically queried.

8. Committee Reports

a) Bylaws: PS distributed then discussed a 15 February dated committee report. Repeatedly, PS emphasized that the distribution was intended to “collect information” or “request thoughts” not necessary from the board more generally, but from individuals, to address the distribution’s suggestions and recommendations. One part of the handout addressed financial management; a second part concerned changes to the articles of incorporation with an associated list of 34 headings or subheadings some of which required modification or deletion. Collectively, the document was said to address certain conflicts in existing documents, governing processes which were viewed as incomplete or unknown, and related rules and issues. One point made was that matters need to be clarified in time

for the anticipated June membership meeting so that desired action could be taken at that time.

b) Membership: It has been noted above a pair of letters were being drafted to appropriately target those who may simply have overlooked renewing GPOA membership, and those more resistant to join.

c) Welcoming: There was no discussion.

d) Finance: Most matters were addressed earlier in meeting.

e) Noise abatement: Nothing was discussed.

f) Nature Park: David W. Chew co-chair (with Ruth Powers) gave an articulate well-received presentation with lovely handouts (applause followed his presentation). The handouts included details on accomplishments and directions for improvement in Nature Park. The most substantive matter addressed was his handout labeled “Serpentine Improvement Budget” which proposed construction improvements on the boardwalk. Submitted was a budget request for \$1,025 for materials. CAR moved to approve the request which was passed enthusiastically.

g) Maintenance: The need for additional committee personal has been noted. It was reported that a different landscape company, *River Road*, has offered to do the work for \$1200 per month with a contract for three years at that price. It appears this company will be hired, once a suitable contract is drafted. *Little Guys*, the current company, reportedly would increase their current charges by \$300 per month to \$1500 dollars. It was reported that *River Road* which now tends to some individual residences, does a satisfactory job, and has the equipment to be able to engage a larger operation.

h) Civic: Nothing to report.

9. Old Business

Brief comment was made concerning the purchase of cloud based Microsoft 365.

10. New Business

To be more efficient in the maintenance and repairs of the fountain, the maintenance committee desires to purchase parts priced at \$525 to stock for likely future repairs. GS described the need for the items and justified the cost. Payment will come out of the maintenance budget.

10. Next Meeting 15 March 2023, 5:00pm, at the Emerald

11. Adjournment

JB moved to adjourn at 6:46pm which was seconded and passed.

Hoben Thomas
Secretary