

GPOA Board Meeting

March 16, 2022

The Emerald

1. Call to Order: 5:00PM

2. Attendance and Quorum:

PRESENT

President: P. DeVenuto

Treasurer: T. West

Secretary: P. Schaefer

Member-at-Large: M. Chew

Member-at-Large: G. Smith

Member-at-Large: C-A Rollins

ABSENT

Vice President: B. Shotland (excused)

Quorum achieved.

3. Community Comments -- 15 minutes

Two concerned homeowners (M. Hughes and B. Khoury) provided comments regarding a request for the GPOA BoD to act on a long-standing series of complaints regarding another homeowner's (900 Basil) violation of fence installation policies in the Restrictive Covenants and Fence Guidelines. A summary of the email correspondence is attached.

4. Secretary's Report – P. Schaefer

Jan: Minutes as written.

Feb: Minutes as written with one amendment as attachment (M. Chew submitted).

M. Chew moved to accept Jan and Feb minutes, including Feb amendment, motion was seconded. Vote carried by acclamation with no dissenting votes.

5. President's Report: P. DeVenuto

Volunteer Recognition events: 21 Apr 2022 for Nature Park and Garden Guru volunteers and 28 Apr 2022 at The Emerald for all other volunteers.

A "Bench Dedication" honoring Linda and David Dodge is being sponsored by Debbie Welch and Friends on Friday, April 22, 2022 at the Nature Park at 2:00PM.

The GPOA is sponsoring a Greenbrier Volunteer Recognition event on Friday, 29 April 19, 2022 at the Emerald from 4:00 – 5:20PM.

900 Basil - letter addressing the violations: No BoD action at this time. P. DeVenuto took action to construct an appropriate 'Friendly Reminder Letter' to be sent to the homeowner. See Community Comments above. Friendly Reminder letter is attached.

Progress finding an Attorney for Lien / Court: Search is continuing, no BoD action at this time.

Donated tree for Nature Park: Concerns have been raised regarding the appropriateness of the suggested tree (October Glory) and its placement. C-A. Rollins took action to contact County Arborist to ensure BoD is aware of the nature of this tree in terms of eventual growth and damage potential and its planned placement. The Nature Park/Garden Gurus will ensure the BoD is aware of the planned placement.

Stuff The Truck - Habitat for Humanity will be present in Greenbrier on two upcoming dates, 28 May and 22 Oct, for those residents wishing to donate excess household furniture and items.

P. Schaefer moved to accept the President's Report on all items above, motion was seconded and carried by acclamation with no dissenting votes.

6. ACC Report – G. Kramer and G. Smith

Installations: M. Chew moved to accept and approve below listed installations as recommended by the ACC. Motion was seconded, carried by voice vote with one dissenting vote (5 ayes, 1 nay).

- 2003 Clubhouse Drive (2022-006)-S-III-A. Window (15) replacements front and rear. ACC Recommended: BoD: **APPROVED**
- 1326 Pine Valley Drive (2022-009)-S-VI-1. Window and door replacements. ACC Recommended: BoD: **APPROVED**
- 1907 Cayenne Court (2022-010)-S-II. Garage door replacement with color change (Tan to White). ACC Recommended: BoD: **APPROVED**
- 507 Shinnecock Court (2022-012)-S-III-A. Patio double door replacement. ACC Recommended: BoD: **APPROVED**
- 3105 Peppercorn Road (2022-013)-S-I. Patio roof construction. ACC Recommended: BoD: **APPROVED**
- 107 Oak Hill Lane (2022-014)-S-V. Deck Extension. ACC Recommended: BoD: **APPROVED**

Tree Removal: M. Chew moved to accept and approve below listed tree removals as recommended by the ACC. Motion was seconded, carried by voice vote, no dissenting votes.

- 707 Tarragon Court (2022-007)-S-II. Four Oaks and one Holly marked close to residence; 20+ remain. ACC Recommended: BoD: **APPROVED**
- 308 Meridian Court (2022-008)-S-VI-2. Four Hardwoods (Gumball and Maples) leaving many. ACC Recommended: BoD: **APPROVED**
- 109 Oak Hill Lane (2022-011)-S-V. Lighting strikes to one Pine and three clustered Oaks; 28- remain. ACC Recommended: BoD: **APPROVED**
- 104 Oak Hill Lane (2022-015)-S-V. One Oak; many trees remain. ACC Recommended: BoD: **APPROVED**

G. Kramer submitted M. Waring for membership to the ACC. Discussion ensued. No motion was called for, item tabled.

7. Treasurer / Finance Report -- Terry West: BoD Action: Accepted as information

Current bank balances are:

Checking - \$38,733.48

Money Market - \$20,092.89

P. Schaefer moved to accept the Treasurer/Finance Report as information. Motion was seconded and carried by voice vote, no dissenting votes.

8. Noise Abatement Committee Report: No BoD action required at this time.

9. Communications Report -- Mandy Chew presented regarding the Greenbrier Golf Advisory Council soliciting GPOA participation, an anticipated 'Spring Cleanup community event' and notification that 2022 GPOA decals are being procured. No BoD actions were requested. A complete report is attached.

P. Schaefer moved to accept the Communications Report as delivered. Motion was seconded and carried by voice vote, no dissenting votes.

10. Membership Report -- Mandy Chew/ Bruce Shotland: T. West provided membership totals, 422 for 2022, which are down from 2021 (491). The complete Membership Report is attached.

P. Schaefer moved to accept the Membership Report as delivered. Motion was seconded and carried by voice vote, no dissenting votes.

11. Maintenance and Beautification Report:

Bear Park / Nature Park -- Mandy Chew, Trailblazers, and the Garden Gurus – Discussion and action on commercial removal of falling, broken top pine tree at the NE corner of the Nature Park, across from 1317 Pine Valley. By direction of President, Bod members are to make individual site visits to inspect this tree and provide input to the President before any action to remove the tree is taken. Email comments attached.

R. Powers provided the monthly Trailblazers report to the BoD as information. Report is attached to record minutes.

P. Schaefer moved to accept the Maintenance and Beautification Report as delivered. Motion was seconded and carried by voice vote, no dissenting votes.

12. Community Watch -- Paul DeVenuto:

Pick up dog poop - Leash Law – This situation is addressed by City and County ordinance.

New scams: Stealing cars, Bitcoin Investment – Please be aware.

P. Schaefer moved to accept the Community Watch Report as delivered. Motion was seconded and carried by voice vote, no dissenting votes.

13. Social Events – No BoD discussion/action on this agenda item.

GPOA sponsored burger night on July 4, 2022.

Semi-annual membership meeting

14. Old Business

Discussion surrounding ACC 'White Book' was tabled until a combined BoD and ACC working session could be scheduled to develop a way forward.

15. New Business

P. DeVenuto took action to provide two alternative dates for BoD working session. Agenda will be forthcoming after BoD members agree on session date.

16. Next Meeting -- April 20, 2022

17. Adjournment: P. Schaefer moved to adjourn, motion seconded, motion carried by voice vote at 7:50PM.

Respectfully submitted,
C. Parks Schaefer, Secretary, GPOA

ADDENDUM to 16 March BoD Minutes

On 6 April 2022, the GPOA BoD met in a working session to discuss the status of the Strategic Plan for 2022, the upcoming Summer Meeting and Nominating Committee chairmanship. BoD members present: P. DeVenuto, P. Schaefer, M. Chew, C-A. Rollins.

P. Schaefer took an action to contact Craven Community College and explore using the auditorium for the Summer Meeting. Materials were distributed to BoD members for discussion and decision at the 20 April BoD meeting.

No other items were discussed and no BoD decisions were reached. Working session closed at 7:45 PM.

Respectfully submitted,
C. Parks Schaefer, Secretary, GPOA

ATTACHMENTS:

1. Friendly Reminder Letter to 900 Basil
2. Email correspondence summarized by M. Chew
3. Communications Report, M. Chew
4. Membership Report, submitted by M. Chew
5. Email comments re broken tree in Nature Park
6. Trailblazers Report, R. Powers submitted