

**GPOA Board Meeting**  
**Closed Work Meeting, 8 November, 2023**

**1. Call to order at 5:30 PM, JB's house**

**2. Roll call**

Tim Jernee (TJ) absent, excused  
Julia Burke (JB) present  
Andy Early (AE) present  
Sarah Sawyer (SS) present  
Ashley Smith (AS) absent, unexcused  
Hoben Thomas (HT) present

**3. Fill vacant board seat**

JB, vice president, ran the meeting given the absence of Tim Jernee. She proposed first that Doug Cheek (DC), the single candidate for the vacant board seat, be appointed to the board. It was moved, seconded and passed by the board. DC was subsequently telephoned and joined the board meeting. DC, later in the meeting, assumed the title of Assistant Treasurer, with the expectation he would be added to banking accounts; AE is Treasurer.

**4. Agent for GPOA**

It was proposed, moved and seconded that the agent suggested by Ed Preston be hired. AE will draft a check.

**5. Luminaries event**

Assuming persons can be found to run the event, December 20 was selected as the date, with two earlier supply pick-up dates to be decided along with matters concerning candles, paper bags, and sand to be arranged and handled by, hopefully, those taking charge.

**6. Next public meeting**

It was proposed, moved and seconded that the November public meeting be cancelled, and that the next public meeting be held on 18 December, at 5:30pm, likely at the Emerald. Information on these changes will be distributed by mailchimp.

**7 Treasurer's Report**

AE presented the treasure's report, with tentative budget based on 450 dues paying residents. DC floated the idea that the budget be fixed after dues for the next year were available, but no action on the matter was taken. Budgets from most committees have yet to be obtained. It was suggested that members could pay during December 18 meeting or by mail or drop box at the Emerald. Balances: checking \$21,099.77 and savings \$30,252.76.

**8. Secretary's Report**

It was moved and seconded and passed that the October report be accepted by the board.

## **9. ACC Report**

George Kramer distributed earlier, through email, a 6 November dated report concerning a 9 November meeting. The board took no action, but noted that the ACC need no longer request board approval for tree removals.

## **10. Social Committee Report**

The board acknowledged receipt of the committee's 6 November report, authored by Tami Babb, with the request for \$2500 for 2024. No further action was taken.

## **11. Nature Park Conservancy Plan**

The *Nature Park at Greenbrier NC Conservancy Inc* 501(c)(3) plan spearheaded by David Chew was discussed. It was acknowledged that the Nature Park folks, numbering more than 48, had done an excellent job of maintaining "Bear" park. But the board was uncertain as to how to deal with the matter.

It was recognized there was, in the wider community, exercised judgments concerning the plan. The board's primary concern with the proposal, if implemented, was whether it would jeopardize the current status of bear park, and/or the board's legal vulnerability, given the possibility of some currently unknown legal or financial entanglement not currently evident in the information and documents currently available to the board. It was this lurking, latent (unrecognized) vulnerability, that animated discussion.

There was wide agreement that the board needed outside legal counsel to assist in determining what action, if any, the board should take. Since it appears the board needs to obtain new legal counsel which has yet to be obtained, *the board took no action on the plan*. It was recognized that any legal counsel is likely to be expensive, and given the need to have any proposed changes in the GPOA's governing documents legally reviewed prior to any planned community vote, that perhaps the Nature Park plan and the governing document changes could simultaneously be addressed, hopefully saving legal fees.

## **12. June Dowd Request**

June Dowd, who has marshalled efforts on a variety of fronts: luminaria, Pony Express, and Directory—has requested that some activities be transferred to others. Members of the board will try to address the matter in the immediate days ahead.

## **13. Document Changes**

It was recognized that the board is being urged to address governing documents changes suggested by the Bylaws Committee. Yet is was recognized and noted by SS that the board has a "full plate" of year ending activities, precluding any consideration of these matters until 2024.

## **14. Next Meeting**

As noted above, the next open meeting is scheduled for Monday 18 December, 5:30pm, likely at the Emerald.

## **15. Adjournment**

The meeting was adjourned at 6:52pm.

Hoben Thomas

Board Secretary, 9 & 16 November 2023