

**GPOA Board Meeting**  
**October 16th, 2023, the Emerald**

**1. Call to order at 5:30 PM and Opening Prayer**

TJ opened with a brief prayer.

**2. Roll call.**

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

**3. Secretary's Report**

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

**4. President's Report**

TJ provided opening greetings comments then shifted to address what appears to have become the community's most focused concern, namely Nature Park and the conservancy proposal by David Chew. TJ noted he had been in communication with David Chew to understand matters. This will be addressed further under committee reports below.

**5. Treasurer's Report**

AE reported he was getting matters squared away with the necessary bank signature forms being completed. Reported were the August 31 balances available by meeting time: Checking: \$26,046.60, and savings \$30,277.55. JB moved, AS seconded and the report was accepted by the board.

**6. ACC Report**

George Kramer presented the following three recommendations for board action:

1. Nancy Nelson, 3100 Peppercorn Road (2023-050)-S-I. Change paint color of front and garage doors and repaint exterior trim. Covenant compliant.
2. David Sawyer, 3304 Peppercorn Road (2023-051)-S-1. Construct garage/storage building adjacent to residence.
3. Michael Waring, 3105 Peppercorn Road (2023-052)-S-1. Install two tear-shaped concrete panels to existing driveway allowing easier trailer movement.

Respectively, JB, AS, and JB moved each to be accepted, each was seconded and all three were approved by the board.

Tree Removal: Suzanne Eddington, 1121 Basil Drive (2023-049)-S-III-A. Two large Pines leaning toward residence. This is board authorized, but nonetheless JB moved, it was seconded, and approved by the board.

## **7. Committee Reports**

### **Maintenance**

Brian Mahrer (BM) reported:

a) Wayne D'Arco has been trying to reach Tom Glasgow from the extension office regarding the College Entrance issues (tree root coverage, mulching, highway sound mitigation, etc.). We will continue to follow and advise.

b) Budget figures have been shared with TJ and AE.

c) Bob Sullivan has been working with appropriate persons to address maintenance and beautification of the triangular island at the front of college entrance. To BM's knowledge, this has been completed by volunteers and river road donations.

d) The fountain parts have arrived and are ready for installation as crews are available. AE provided BM with a check of \$552.45 as reimbursement for parts BM ordered on his credit card.

e) The board has responded to David Chew (Trailblazers) and the maintenance committee regarding the Trailblazers/Nature Park becoming a sub-committee of the maintenance committee. This will be further reviewed and discussed by the board.

### **Nature Park**

David Chew, representing the Nature Park committee, gave an extended presentation along with a CY2024 budget proposal, and a handout authored by David Chew and Sally Kiely, on the *Nature Park at Greenbrier NC Conservancy*. A conservancy has been established and chartered as a NC non-profit corporation. It was reported that IRS tax exemption will be applied for soon.

A wide ranging discussion about the matter followed, largely focussing on matters as to the legitimacy of the vehicle, and how it would interface with the GPOA documents and bylaws especially with respect to legal and financial matters.

The essence of the matter from Chew's perspective, as representative of the Nature Park committee, is as follows: The level of financial support for the two parks, Nature Park, and "fountain" park, is insufficient to support upkeep or maintenance. Chew reported that more than \$3,000 in already donated funds had been spent over some unspecified time period to augment GPOA funds budgeted. So the committee has already used funds other than those directed from the GPOA budget for support with apparently no deleterious effects as a consequence of doing so. Chew reported that soliciting donations to help support the parks is difficult without tax exempt status. Hence, the establishment of the conservancy, with presumably tax exempt status to follow. "The Nature Park is a common property of the GPOA and deed restricted as a 'Nature Park.' The Nature Park committees

are responsible and accountable to the GPOA Board of Directors. All monthly reports by the Nature Park Committee to the GPOA Board will include all receipts of funding from the NPGNC Conservancy (from page 2, October 13 document by Chew and Kiely distributed at the meeting.)” The board took no action.

### **Bylaws Committee**

M. Waring distributed an undated four page document “Request for Joint Meeting Between the Bylaws Committee and the Board of Directors, ” and a one page 16 October 2023 Bylaws Committee Report. Mr. Waring urged that a joint meeting be held soon so that the document changes claimed to be necessary can be implemented following a (favorable) vote by the association.

### **Social Committee**

A one page Social Committee Report, dated 18 September, was submitted, but not discussed; it largely summarized matters concerning the successful 10 September Luau, and itemized matters for the remainder of the year.

## **8. Old Business**

TJ noted that two persons have agree to run for the open board seat. TJ urged all committee chair persons to submit their budgets for 2024.

## **9. New Business**

Should a non-GPOA member be allowed to run for a GPOA board seat? A discussion followed on whether current GPOA membership be required to run for a board seat.

Jerry Briele, of The Emerald, has asked for GPOA support for financial expenses, in part related to restocking the fish ponds. It had been noted by TJ that The Emerald has supported the GPOA over the years, without cost, e.g., using the club’s facilities for meetings. TJ proposed that \$700.00 be paid to Briele. It was moved by JB and seconded, and approved by the board.

## **10. Community Comments**

The main commentary was by Mary Schaefer who expressed concern about the conservancy proposal, and how it would interface with the GPOA and the board’s need for approval of capital expenses.

## **11. Next Meeting is 20 November**

5:30pm at The Emerald

No other meetings are planned until January 2024.

## **12. Adjournment**

The meeting adjourned at 6:31pm

HobenThomas  
Board Secretary