

GPOA Board Meeting

August 17, 2022, at 5:00 PM

The Emerald

1. Call to Order: 5.00PM
2. Roll Call (quorum present)
 - Paul DeVenuto
 - Terry West
 - Parks Schaefer
 - Geoffrey Smith
 - Carter Ann Rollins
3. Community Comments -- 15 minutes

Melody Anisko introduced herself as new Welcoming Committee Chair. She also proposed a Little Library for the community. Discussion involved location, installation, maintenance and upkeep. The Board requested a complete proposal before action is taken.
4. Secretary's Report
 - Approve July BoD Minutes as distributed
 - Approve Summer Mtg Minutes as distributed
 - G. Smith moved to accept July BoD and Summer Meeting minutes as distributed. Seconded, carried by acclamation, no dissent.**
 - ACTION: P. DeVenuto will coordinate upload to website with web manager.
5. President's Report
 - 900 Basil – No communication or additional complaints to date
 - Barbara Khoury complaint with respect to the neighbor's dogs
 - Smell – tabled until Complaint Process has been established.

Dog Park suggested by a resident – Discussion revolved around suitability, expense, liability and maintenance. BoD consensus was a Greenbrier Dog Park was not a feasible consideration for the community. No further action with respect to this subject is anticipated.

Continued communication with the Bank of Arts regarding proposal to donate new Standing Bear. BoD consensus is more specific information is needed, to include a full proposal specifying location, installation and upkeep. BoD is concerned regarding final design, applicability to whole of Greenbrier and possibility of ‘dedication wars’ as more projects are submitted. Continuing subject.

Contact with NC Legal Aid can consist of monthly subscription fee (\$46/mo) for unlimited conversation with attorney. In addition, NC Legal Aid may be able to recommend local attorney to facilitate resolution of pending lien issue, as well as active concerns regarding Waring attorney letters. **G. Smith moved to authorize up to \$300 for NC Legal Aid subscription to begin resolution of current legal questions. Seconded, passed by acclamation, no dissent.**

6. ACC Report - George Kramer and Geoffrey Smith

Applications Reviewed and recommended for approval.

Installation:

1. Suzanne Blais, 3104 Peppercorn Road (2022-038)-S-1. Construct screen room atop of rear deck. Reviewed by G. Kramer. Recommended.
2. Neil Piscitelli, 104 Inverness Court (2022-041)-S-V. Install hot tub as part of residential construction. Reviewed by T. D’Arco and G. Kramer. Recommended.
3. Elayne Steinman, 3204 Peppercorn Road (2022-042)-S-1. Install fence behind residence. Reviewed by G. Kramer. Recommended.

Tree Removal:

1. Ashley Smith, 1215 Pine Valley Drive (2022-039)-S-III-C. One large Pine in front yard close to residence; 25+ trees remain. Reviewed by G. Kramer and S. Spicer. Recommended.

2. Paul DeVenuto, 406 Bay Hill Court (2022-040)-S-VI-2. One Pine with split trunk adjacent to driveway. Reviewed by G. Kramer and P. Schaefer. Recommended.

G. Smith moved to approve all installation and tree removal projects as recommended by ACC. Seconded and passed by acclamation. No dissent.

Discussion / Other Topics:

1. Application packet for New Residence Construction endorsed and recommended for approval and posting on web site.
2. Application packet for Changes to Property/ Landscape endorsed and recommended for approval and posting on web site.
3. Application for Tree Removal endorsed and recommended for approval and posting on web site.
4. Inspection form endorsed and recommended for approval and posting on web site.
5. Approval (Permit) form endorsed and recommended for approval and posting on website.

G. Smith moved to accept all new applications and approval form and approve for use. Seconded, carried by acclamation, no dissent.

ACTION: P. DeVenuto will coordinate forms upload with website manager.

Waring appeal – tabled by direction of BoD President pending receipt of forthcoming letter from Waring attorney.

3006 Peppercorn – ACTION: Owner of record should be contacted. Complaint originated from adjacent homeowner who intends to list property for sale.

Marilyn Hughes has volunteered to become ACC Complaint Recorder using the existing Complaint Process published on the website. Coordination with G. Kramer (ACC Chair) is essential and a thorough review and approval of the ACC Complaint Process is required, as there is no record of the process having been approved by earlier Boards (records search went back to 2016).

ACTION: P. Schaefer and G. Cramer will meet with M. Hughes, review the process and propose 'way forward' by September BoD meeting.

7. Treasurer / Finance Report -- Terry West
Treasurer's report accepted as information with no dissent
Checking Account: \$30,066.26
Money Market: \$20,105.53
As C-A Rollins (new Treasurer) will be absent (excused) for Sept BoD meeting, BoD President appointed T. West (out-going Treasurer) to continue fulfilling Treasurer responsibilities until C-A Rollins returns in October.
Yard Sale Sign discussion: T. West presented concerns regarding use of sign by non-members. After discussion, **G. Smith proposed a nominal fee of \$10/use (1 large sign and up to 3 small signs) to defray sign replacement expenses. Motion to establish fee schedule as proposed was seconded and passed by acclamation, no dissent.**
8. Noise Abatement Committee Report – no report
9. Communications Report – Parks Schaefer
Bill Kirsch has volunteered to become the MailChimp guru – M. Chew will coordinate hand-off directly with B. Kirsch
10. Membership Report – 488 paid memberships
Rhona needs to know who is point-of-contact going forward-ACTION:
POC to be determined by new Board in September
11. Welcoming Committee – Melody Anisko has volunteered to Chair
Two additional volunteer's names were provided to M. Anisko and she will coordinate with Membership and Treasurer to facilitate updating membership rosters.
12. Nominating Committee – Parks Schaefer – Committee members (2022 Members: Wayne & Terry D'Arco, Kevin & Marylou Kling) have been thanked for their service. Election results will be posted in separate

email to BoD. Once BoD certifies election results, newly elected Board members will be notified.

13. Maintenance and Beautification Report

- Bear Park / Nature Park --Trailblazers, and the Garden Gurus – No report this month
- Maintenance of the Common Areas -- Terry West - Reported bush-hogging has been done and was budgeted
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14. Community Watch -- Paul DeVenuto

Complaints of ignoring stop signs – ACTION: Membership notification via MailChimp reminding all that street and road issues are strictly the purview of the NB Police Department and the GPOA has no authority or responsibility with respect to these issues.

15. Old Business

Waring Attorney letter response signaling completion of redaction actions signed/posted on Aug 18, 2022 - attached

16. New Business

Confirmation of committee volunteers: All volunteers were confirmed to the respective Committees by affirmation with no dissent.

1. Finance: S. Jones, T. Jernee
2. Civic: K. Renzulli
3. Communications: W. D’Arco, B. Kirsch
4. Maintenance: B. Sullivan, K. Kling, B. Mahrer, T. Jernee, J. Raymond
5. Membership and Welcome: S. Spurlock, T. Babb
6. ACC: M. Waring, P. Preston
7. Bylaws: B. Allan, M. Waring, B. Mahrer, T. Jernee, L. Warren, D. Babb, P. Schaefer

17. GPOA Work Session with newly elected BoD members scheduled for Sept 14, 2022 @ P. DeVenuto residence. ACTION: P. Schaefer will

notify new members following electronic (email) certification of election results.

18.Next GPOA BoD Meeting -- September 21, 2022

19.Adjournment: 7:10 PM

Respectfully submitted,
C. Parks Schaefer
Sec'y, GPOA

ATTACHMENTS

- 1) Waring Attorney completion letter, August 17, 2022