

**GPOA Board Meeting**  
**Thursday October 27th, 2022, at 5:00 PM**  
**The Emerald**

1. Call to order 5:07 pm

2. Roll call

President: Geoffrey Smith (GS)

Vice President: Ed Preston (EP)

Secretary: Hoben Thomas

Treasurer: Carter-Ann Rollins

An email vote was taken for GS as president, and EP as vice president.

Paul Devenuto resigned as president by email 25 September 2022.

Member-at-Large: Ashley Smith

Member-at-large: Julia Burke

All were present at start.

An email vote elected GS as President & EP as Vice President.

3. Community Comments . . . 15minutes

Michael Waring distributed a package of “history” information concerning his earlier complaint. No action was taken.

4. Secretary’s Report Hoben Thomas

The secretary’s report of the 21 September 2022 meeting was distributed. It was moved, seconded and approved.

5. President’s Report Geoffrey Smith

a. Four dog Complaint

Discussion of the complaint about a homeowner with four dogs at 802 Thyme Court. Two are allowed under the covenants. George Krammer visited the homeowner and discussed the situation. The dogs are not known to get off the owners property with the use of an invisible fence. It was concluded that the Board President would send a letter and also Blind Carbon Copy the complaining neighbor of the board’s decision. It would be advising the homeowner of the non-compliant situation and confirm they understand as the older dogs pass away they can not be replaced. Since the board believed it would be a hardship to require them to give up family two pets that they had owned many years and the non compliant situation will remedy itself with time. It was noted by Ed Preston that such complaints were not a proper consideration for the Board, but rather should be handled through the appropriate city department.

b. Need to further develop and enact the complaint tracking system

The issue was noted.

c. The new Bear at Bear Park and old Bear status

The new Bear has been placed in Greenbrier's park. The old Bear resides, currently, in the Secretary's garage. Its ultimate location or status is to be determined by a subset of the community, in particular Mandy Chew and Dara Morgan who is Gallery Director, at the Craven Arts Council & Gallery, Bank of the Arts. Dara Morgan coordinated matters regarding the new bear, and will presumably help in deciding the disposition of the old bear.

d. Request for Pumpkins for Nature Park Halloween decoration

Decoration to take place Friday, 28 October.

e. Drum up support and participation for 2022 Luminaries

Scheduled for Wednesday Dec. 21st.

Noted and briefly discussed.

f. Attorney Retained

Board has retained Attorney Brian E, Moore from the Howard, Stalling, From, Atkins, Angell & Davis law firm. Specifically, he is being retained to handle the Michael Waring fence issue which dates from 2018, according to documents supplied by Carter-Ann Rollins.

6. Treasurer's Report– Carter-Ann Rollins

The proposed GPOA 2022 update and 2023 was presented; the proposed 2023 budget was approved by the Board. (See copy attached).

a. Accepted "as information"

7. ACC Report– George Kramer

Parks Schaefer detailed some history concerning covenants as they apply to matters of fencing and their heights.

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a. Vote on the recommendations of the ACC board meeting Oct. 13th

Following a vote, all items on G. Kramer meeting notes (attached) were passed with the exception of The Briel's fence application which was tabled pending completion of required documentation. The Briele's 606 Doral Court shed application was presented. It was not passed because no plot plan had been supplied. This plan was later provided electronically, and circulated to the Board on 29 October. It was passed by the Board through an electronic vote.

b. Hold a confirming vote on the Waring appeal

There was discussion regarding the Waring's fence issue; explicitly recognized as non-compliant but that the Board would not try to forcibly remove it. It was proposed, but not passed, that when the property is sold, the fencing is to be removed. It was noted that the Board's attorney will communicate with Waring's attorney, and no further discussion took place. Julia Burke moved to table the matter, which was passed.

8. Committee reports

a. Bylaws

Parks Schaefer presented a report of proposals to reconcile apparent contradictions in the bylaws. Portions of that report are modified or copied here:

The Bylaws Committee has identified 24 areas within the current Bylaws which could eventually require Board discussion and action and a vote by the membership to revise certain sections. While the Committee is not yet prepared to prioritize or eliminate concerning sections, the Committee is continuing to discuss, revise and edit sections which have caused the most concern. The Committee will finalize these 24 areas and present a list to the Board for discussion, as to which items to present to the membership at the summer or winter meeting in 2023 for further consideration. GB-Mail/MailChimp can be used to get the word out to the membership prior to any voting exercise.

b. Membership report

The current membership stands 484; the 2022 budget was based on 495 members.

c. Welcoming committee

The committee is active, but there is a need to find members.

d. Finance

The Treasurer presented the 2023 budget (attached) which was approved by the Board.

e. Noise abatement

It was noted that no sound barrier is likely to be placed. But new planting have been proposed by Tom Glasco (extension office) for the highway department to plant on GPOA side of highway. The home owners are considering planting native vegetation on our side of the fence. The highway department is considering relocating 60 MPH speed limit signs on RT 70 from Greenbrier exit back to RT 43 exit to shift "reducing speed noise" away from GPOA. The highway depart is also considering "no engine /Jake braking" signs in our area.

f. Nature Park

No specific report supplied for this meeting

g. Maintenance

No committee meeting yet.

h. Civic

Ed Preston has arranged for a 13 December, at the Emerald, “Coffee with Cops” meeting to restore communication and cooperation between the community and local police force. The police force was reported to be enthusiastic about the meeting.

9. Old business

None reported

10. New business

a. Purchase new Business Office software

Ed Preston proposed that Business 365, a Microsoft product, be purchased by the Board for Board and GPOA use. A motion was proposed and passed to purchase the necessary subscriptions of the product.

b. Need to find a GPOA member to fill an open position.

The Board may appoint a member until the next meeting of the membership at which time a vote on a person for the position must take place, according to Parks Schaefer.

c. Main entrance island holidays decorations.

Friday 2 December 10am was set to decorate main entrance island for holidays. It was discussed that the main entrance island might be power washed, presumably prior to this date. Geoffrey Smith offered to supply orange safety cones to provide safety.

11. Next meeting November 16, 2022

A vote on issues by the membership will be taken at the December meeting. Consequently, matters with respect to a time-line were specified, because ballots need to be in the hands of the members 10 days prior to voting: 16 November is the due date for preparation; 23 November date for forwarding to the “pony express” team for distribution. Thus, ballots need to be available to members by the 1 December for the December meeting. Tabulation of the results is a matter for the Board Secretary.

12. Adjournment 6:41pm

Hoben Thomas, Secretary

GPOA-Oct-2022