

GPOA Board Meeting
Wednesday 18 January, 2023, 5:00 PM
The Emerald

1. Call to order 5:00pm

2. Roll call

Geoffrey Smith (GS) present
Carter Ann Rollins (CAR) present
Ed Preston (EP) absent; excused
Hoben Thomas (HT) present
Ashley Smith present
Julia Burke (JB) present
Tim Jernee (TJ) present

3. Community Comments

M. Waring distributed a 17 January 2023 letter drafted by his attorney to all Board members except GS. Parks Schaefer (PS) wished to know the amount of surplus in the Treasurer's report given at the December meeting, and what is to be done with those funds. CAR answered the matter somewhat later, but the answer is noted here: \$10,496, with \$10,000 to be transferred to savings.

4. Secretary's Report

The December GPOA Annual Meeting and Board Meeting minutes was approved by the board given minor changes.

5. President's Report

a) The winter meeting was declared a success. GS distributed a tally sheet of the contents of 139 returned ballots he inventoried and the associated comments. One hundred three ballots had no comment, 18 were "Thanks", with the remaining 18 noting issues that might be considered for action. Those comments rendered by two or more GPOA members: speeding, front entrance beautification, a charge of \$10 to those receiving the Directory but not GPOA paying members, and a call for littering signs. b) Barking dog complaints were noted but these are city matters, not the domain of the GPOA. c) It was noted a larger storage unit had been obtained. d) GPOA Mail Chimp will be accessible soon. e) An additional maintenance committee member is needed. f) Luminaries and Easter Egg hunt committee heads for 2023 are needed. g) A nominating committee for new Board members should be available soon.

6. Treasurer's Report

The calendar year GPOA 2022 Budget was separately distributed. Some line items so listed were noted by CAR. It reveals the \$10,496 surplus noted above under Community Comments. CAR moved to transfer \$10,000 to savings, a motion that carried.

7. ACC Report by George Kramer

In the 12 January 2023 meeting of the ACC were seven scanned document items collectively email-distributed on 17 January by GS. The items:

1) Harvey-1200 Pinevalley, fence addition; recommended by the ACC and *approved by the Board*.

2) Hughes–1119 Basil Drive, fence addition to secure dogs; recommended by the ACC but *tabled by the Board*.

3) Schoener–123 Oakmont, “shadow box” fence request; recommended by the ACC and *approved by the Board*.

4) Bridwell–112 Oakmont, fence addition; recommended by the ACC and *approved by the Board*.

5) Tyndall–401 Bay Hill, tree removal; approved by the ACC; Board approval is not required.

6) Devenuto–406 Bay Hill, tree removal; approved by the ACC; Board approval is not required.

7) Floyd–117 Innisbrook, 125 foot long 5 foot high fence request. Recommended by the ACC but *tabled by the Board*.

Technical discussion ensued concerning primarily the (2) Hughes and (7) Floyd requests for which action was tabled, as noted above.

TJ expressed concern about a delay in acting on the Floyd request. Presumably this will be resolved in the immediate days ahead by GS with a Board electronic vote. Several issues were raised during extended discussion regarding fences: matters of precedence, fairness, and the fact Greenbrier is primarily a green community without fences. There appeared no resolution of the relative importance of these matters, by the discussion’s end. PS interjected and asserted that covenants trump everything, in particular bylaws, if there is a conflict. A fundamental question going forward appears to be: 1) Is the ACC an *agent* of the board, and thus presumably covered in liability matters, and perhaps thus a determiner of proposed actions, as some persons, including PS suggested? or 2) Is the Board itself the sole determiner of matters with the ACC action serving as an advisory capacity to the Board with the Board exercising the final decision?

8. Committee reports

a) Bylaws: PS distributed a one page 17 January dated report with recommendations for changes to the bylaws Article IV (Meetings of Members) and Article X (Committees) with request for comments to be returned prior to the February meeting. A second two page document dated 18 January 2023 was the focus of PS, *Resolution to Establish Architectural Control Committee Operations*. This document takes an historical perspective starting with Weyerhaeuser, and the current relationship between the ACC and the Board; it concludes that the current process is not in the spirit of the original Weyerhaeuser intent, and proposed resolutions which have yet to be acted upon.

b) Membership: It was reported that current paid 2023 membership was about 300, with plans to follow-up with letters urging additional member payment contributions.

c) Maintenance: An additional person is needed on this committee. A discussion followed over how to structure payment and specify the responsibilities for the landscape crew, *Little Guys*. Earlier procedures, it was reported, were done with a handshake, which leaves uncertain exactly what is expected. Currently the fee is \$1200 a month, with an expected increase to \$1500.

d) Civic: Janet Routier commented about the Luminaria and Easter activities.

9. Old Business

Brief comment was made concerning the purchase of cloud based Microsoft 365.

10. Next Meeting 15 February, 5:00pm, at the Emerald

11. Adjournment

HT moved to adjourn at 6:32pm which was seconded and passed.

Hoben Thomas
Secretary