

GPOA Annual Meeting and GPOA Board Meeting
Thursday December 15th, 2022, at 5:00 PM
The Emerald

GPOA Annual Meeting

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 and President's Commentary

The Annual Meeting might best be characterized as a wide ranging presentation, largely orchestrated by GS, with several comments or questions from the attendees.

With enthusiasm, GS opened the Winter GPOA Meeting at 5:02pm to perhaps an audience of 50 people, a meeting lasting 38 minutes. The core themes were ones of providing more formal organizational structure to GPOA affairs, with committees somewhat moribund in the past, now reconstituted, but needed additional member participation. A second theme focussed on money matters, how money is spent, accounted for, and booked. In particular, what expenditures need approval by the general membership, and what can be spent as, e.g., maintenance.

Specific topics addressed by GS included: 1) A request for information input into GPOA matters through Board monthly meeting attendance. 2) Committees while up and running, need additional member participation, the maintenance committee in particular. 3) Thanks was given to those that contributed additional funds through their annual membership checks (111 members are listed as doing so, in the 2023 Directory). 3) Pond maintenance, in particular, and cost of riser barrels which could well exceed the GPOA's ability to finance was noted; in a worst case scenario, cost could exceed \$20K. In fact, the pond belongs to the Emerald, but the Emerald appears unable to foot the bill for pond maintenance, at least with respect to expensive riser barrels, which complicates matters. The pond's upkeep and general community beauty likely impacts home sales and prices, and visitor perception of the Greenbrier community. 4) Should there be a fountain in Bear Park? No electricity is there to support one. Perhaps \$1000 would be required for meter installation. If electricity were available there, some other advantages would be evident. For example, there could be illumination of the Christmas decorations. 5) There are inconsistencies with the GPOA's articles and the bylaws. The need to update matters is now ongoing with recommendations for action likely forthcoming. 6) Bylaws allow for the annual meeting in October, November or December; there will be an effort to shift the meeting earlier in the year to avoid meetings near the end of year during holiday season. 7) Resident complaints about speeding may be largely a matter of perception. First, there appears no good evidence that any excessive speeding is attributable to "foreign" vehicles.

Rather residents seem as guilty. Secondly, the issue of speeding is difficult to resolve because many perceptions about speeding were said to well exceed actual measured vehicle speed. It was noted one must exceed the posted limit by 9mph for police action to take place. Temporary signs which measure one's speed giving driver feed-back in real time, also store that information. 8) Route 70 noise is likely to be addressed by additional plantings along the Greenbrier side. Any possibility of a wall-like structure is beyond reality.

Audience questions or comments: 1) Alderman Bob Brinson stated that while the matter is not finalized, it appears the speed limit on Glenburie will drop to 35mph from the current 45mph posting. Applause followed the announcement. 2) Bob Dixon was concerned about Board liability, particularly regarding the pond. GS stated there is a one million dollar insurance policy in place. Furthermore, the pond belongs to The Emerald. 3) Information was requested on mowing and the associated price which was addressed by CAR and GS. 4) Mary Griffin noted, with enthusiasm, the meeting arranged by EP at the Emerald, "Coffee with a Cop." 5) Mary Schaefer made numerous comments spanning both the Annual and Board meetings, regarding financial matters, e.g., the partitioning and approval of fund expenditures, and whether they are to be regarded as capital expenditures or maintenance, how they might be booked, and the consequences of different actions. The concerns were addressed by CAR, and others including TJ, GS, and other unidentified attendees. No motion was made, nor resolution of differences, so it is unclear how matters may be altered going forward.

4. Secretary's Report

GS reported HT's tally indicating that 127 ballots were returned, prior to the meeting. With 493 counted 2023 Director listed GPOA members, a quorum defined as 25% of the GPOA membership, was reached. Virtually all ballots approved the the proposed 2023 budget prepared by CAR, so the budget was approved. An additional 16 ballots were submitted at the meeting.

5. Treasurer's Report

CAR in brief, presented the 2023 budget which had earlier been circulated. As noted above, the budget vote easily passed. Accounting issues surrounding the budget were discussed as noted both above and below indicate.

6. Adjournment

The Annual Meeting was adjourned at 5:40pm.

December Board Meeting

1. Opening and Discussion

GS opened the Board meeting at 5:45pm.

JB moved to approve the minutes of the November Board meeting. The motion was seconded and passed.

CAR noted the need for a larger storage space for the accumulating paper documents of the last 30 years; this issue was coupled with a larger discussion on the need for additional rental storage space for the accumulating assets of the GPOA, in particular the Christmas deer; the need for more large-item space was championed by TJ.

Ashley Smith moved to rent a larger storage space, 5 feet by 10 feet. It was seconded and passed. TJ noted that contracts were in place for the coming year for maintenance, with no increase in working budget. The matter of capital expenses versus maintenance cost were raised by Mary Schaefer, and where is to be found the appropriate guidance for such matters. CAR stated that the budget was the defining document. TJ noted that capital expenses need to be approved by the Board, but not maintenance expenses. No motion was made to alter current procedures. GS noted ants (insects) blanketed Bear Park, and proposed that the cost of treatment for them be obtained. GS also pressed the need for new Christmas deer light strings gracing the entrance island. GS going bulb-by-bulb to repair matters, as reportedly was done, is perhaps sufficient justification to support the recommendation to purchase new lights. Nobody disagreed.

2. Next meeting

18 January 2023, 5pm The Emerald

3. Adjournment

JB moved to adjourn at 6:11pm, the motion was seconded and passed.

Hoben Thomas
Secretary