

**GPOA 19 February 2024 Meeting
The Emerald**

1. Call to Order: 5:30pm

2. Role Call

Julia Burke (JB)
Doug Cheek (DC)
Andy Early (AE)
Vickie Ryckman (VR)
Sarah Sawyer (SS)
Ashley Smith (AS)
Hoben Thomas (HT)

All Board members were present.

3. Secretary's Report

VR moved that the 7 February closed board meeting minutes be approved. The motion was seconded and passed.

4. Treasurer's Report

DC reported 392 residences have joined the GPOA. Income including those which contributed more than the \$90 fee, \$38,009.

AE noted there had been interest in the Finance Committee with members Mary Schaefer and Scott Speicher. There will be some tax on 2023 income, a modest amount. Storage space for past records remains a problem, with an upgrade desirable. Balances as of 16 February: Checking: \$44,333.99; savings: \$30,290.80.

5. President's Report

(a) The Summer Membership Meeting will be held on Monday, 3 June, in Oringer Hall, at 5:30pm. A fire safety and prevention presentation by the New Bern fire department is scheduled, with a fire engine expected to be parked nearby. (b) The fine efforts by Bill Kirsch to provide a reliable source file for mailchimp distributions and other GPOA purposes was noted. A benefit of GPOA membership is receiving the mailchimp distributions. JB's view is that non-paying residents of Greenbrier should not receive mailchimp distributions, but no cutoff date for 2024 dues payment was specified. (c) Because of Emerald scheduling difficulties, it may be necessary to shift board meetings to the third Thursday of the month.

6. Committee Reports

a. ACC

George Kramer provided documents and recommendations from a 9 February ACC meeting.

i. Chris Albrecht, 802 Thyme Court (2024-004)-S-II. Locate an 8 by 8 wood storage shed behind residence. Request withdrawn following site visit. No board action taken.

ii. Steven Stoeltzing, 2003 Clubhouse Drive (2024-005)-S-III-A. Replace deck boards and supports. No Board action taken.

iii. Patrick Lepore, 1216 Pine Valley Drive (2024-006)-S-III-A. Locate 28 x 28 metal storage building on a concrete slab behind residence.

There was considerable discussion largely concerning its metal structure. VR expressed concern that the metal construction was unlike existing structures, and that a variance was needed. Ultimately it was approved. It was moved by AS, seconded, and passed by the Board.

iv. Patrick Keller, 6009 Clubhouse Drive (2024-009)-S-III-A. Replace/extend deck 5 feet, and aged windows, siding and gutters. It was moved, seconded and passed by the Board.

v. Rebecca Anthon, 900 Basil Drive (2024-011)-S-II. Install two windows flanking chimney matching single second story window. It was moved, seconded and passed by the Board.

Two tree removal and landscape items were noted which needed no Board action. Bob Welch, 1030 Laurel Valley Drive (2024-008)-S-V. Removal of four storm damaged Loblolly Pines located near residence. Anthony Pressley, 101 Oak Hills Lane (2024-010)-S-V. Two pines are to be removed.

b. Bylaws

Parks Schaefer (PS) distributed documents with focus on two matters: One, a ballot for a proposed change to the Articles of Incorporation, VIII §3, to address a claimed inconsistency between the Bylaws and the AoI. And two, the committee's search for an attorney to review the proposed document changes prior to Board approval and subsequent membership vote. The committee proposed six possible attorneys, each with a brief bio. Although PS made no recommendations on which of the six the committee might favor, when asked two were noted: No. 3: Tina Pace, and No. 6: Alanna Maddox. No action was taken by the Board at the 19 February meeting. However, a vote was taken electronically post 19 February.

The Board selected Alanna Maddox for the Bylaws changes review.

c. Nature Park

David Chew distributed an 18 February two page handout largely summarizing matters year to date and associated plans moving forward. Among the 10 items planned for action in 2024 was the placement of signs announcing Nature Park. The signs will be placed when completed and as weather permits. Some deck boards need replacement on the trail routes, and the associated footings require adjustments to improve access and use, likely yearly activities.

Two projects were proposed: 1) A Bat House. In subsequent comments, Geoffrey Smith (GS) said he would supply for free a house suitable for bats, with vertical support pole. The house was said to require minimal maintenance, with easy access for servicing (likely cleaning out bat guano). The house would serve the many bats GS said fly near the park in the evening to overnight hours while presumably gorging on insects. 2) According to David Chew, multiple residences have recommended that a Little Free Library be installed on a support pole. Barb Pearson, a nearby resident, is said to

be ready to lead the project, and serve as the librarian. Just how many people might actually use the library, was said to be unknown. The Board took no action on either proposed project.

d. Maintenance

GS reported, given Brian Mahrer's departure. His first request was to unload yard sales signs which have remained on his property. VR agreed to receive them. Concerning our two ponds: GS proposed that wooden boxes serving as test risers be installed to control the height of the Nature Park pond, largely apparently, to add to the attractiveness of the pond in Nature Park. The Greenbrier Parkway pond presents larger concerns. The current pond level is very low, a necessity caused by the city's plan to replace a drainage culvert. In addition, the city has recently suggested that the maximum water height in the pond be raised 18 inches from its previous height level, via a cofferdam construction. GS reported that the pond fountain is dead. The fountain has been a continuing headache, the cause for some resident complaints, and of course the associated cost of repair. GS proposed that the existing installation be replaced by a better quality architectural grade fountain which could be expensive but presumably would result in cost savings in the longer term. The Board took no action on these proposals.

Two other recommendations were made: 1) Obtain a written contract with River Road prior to the expiration of the current three year contract. 2) GS needs to discuss with Patterson precisely what they are contracted to do. The large bushes behind the two front entrance signs need trimming. Finally, GS reports that Ted Ball has joined the maintenance team.

e. Mailchimp

Bill Kirsch took over mailchimp about a year ago. He reported on his attempts to update an appropriate source file which appears to have been for him, a time sink. He reported having to manually enter 115 email changes. An additional problem is that some people will not provide email addresses, and in some cases apparently, resident addresses remain uncertain or unknown. He reported that 484 residences are currently in the file and that, as DC had reported, there were 392 paid GPOA member residents to date.

7. New Business

JB noted there needs to be someone to take over the Easter Egg hunt if 2024 is to have one. There is a need for nominating committee members, with VR in charge of this effort.

The next regular meeting is Monday, 18 March, 5:30pm, The Emerald.

8. Adjournment

It was moved at 6:58pm to adjourn, a motion that passed.

Hoben Thomas, Board Secretary
Draft 22 February, update 1 March, 2024