

**GPOA 18 March 2024  
The Emerald, 5:30pm**

**1. Call to Order 5:30pm**

**2. Role Call**

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

In JB's absence, VR chaired the meeting,

**3. Secretary's Report, HT**

AE moved, it was seconded and passed that the 7 March 2024 Board working meeting minutes be approved.

**4. Treasurer's Report AE & DC**

414 residents paid dues and thus have joined the GPOA. Checking balance: \$44,285. Savings: \$30,307. Comments were made about several money matters, including the doubling in price of GPOA stickers to about \$2.25 each, the anticipated substantial cost of the fountain repair, and the modest amount of tax on \$147 interest earning. A 10x15 foot locker has been rented at \$157/month replacing the smaller rented unit.

**5. Vice President's Report, VR**

1) 30 April 2024 is the cutoff date for GPOA membership for existing Greenbrier residents. Such a date was necessary to define eligibility for voting. 2) \$550 is the price of the GPOA membership stickers, if the GPOA cuts the individual stickers to size. DC had earlier, proposed to assist with the cutting. 3) The Greenbrier Parkway fountain: Issues about cost and quality, how and who should install it, and how to proceed were noted. Nothing has yet been decided, but the cost of a high quality fountain with features likely to be desired may cost, it was suggested, from \$10,000 to \$20,000. Geoffrey Smith has been researching the matter. 4) VR is now the custodian of the yard sale signs; people desiring to use them should contact VR.

**6. Committee Report**

a. ACC: George Kramer. Several items were for information only. R. Kornegay, 605 Doral Court, (2024-014)-S-VI-2, requested to expand an existing 12x20 foot shop with a 12x12 foot building. It was judged compliant, was recommend by the ACC, and was approved by the Board.

b. Bylaws: Parks Schaefer. i) Alanna Maddox has been retained to review the proposed bylaw changes; some material submitted for review has been returned with recommended changes, which the committee will address. ii) A sample ballot to amend the current Articles of Incorporation was submitted for Board approval. No action on the ballot was taken.

c. Communications: Bill Kirsch (BK). A letter to electronically distribute to those who have not paid 2024 membership (and can receive electronic communications) was submitted for Board approval prior to sending. Currently 654 houses are in the directory; 416 have paid dues; 238 have not paid dues. For 150 residences, email addresses are unavailable. BK requested that a date to send out the April 30 cutoff “blast” be specified by the Board.

d. Maintenance/Nature Park: Geoffrey Smith. The experimental wooden riser proposal for the pond was discussed. A comment made that erecting such a structure would require membership approval. Whether it does or not seems unclear, but no action was taken.

e. Membership: June Dowd. Not present.

f. Nominating: There exist no committee because there has been no interest.

## **7. Old Business**

a. The search for a nominating committee chairperson continues.

b. Easter Egg Hunt will be chaired by Marylou Kling.

c. Bat house installation was previously approved by the Board.

d. pond riser barrels: See 6.d. above. In addition, apparently the view of the pond has become an appearance issue for local residents, and it is desired that efforts be made to improve the pond’s appearance. Presumably, a riser barrel addition might help achieve this goal by increasing the pond’s height. A concern about flooding which might occur with heavy rainfall, if the pond’s height were excessively raised. If so, would there be GPOA liability?

e. Little Free Library—request was denied by the Board.

## **8. New Business**

None recorded.

## **9. Next Open Meeting: Monday 15 April**

A 2 April meeting has been set to meet with the HOA heads to discuss matters of joint interest.

## **10. Community Comments**

a. Mary Schaefer proposed that donations be formally separated from dues payments, and so separately reported.

b. Debbie Welch (DW) provided a lengthy heart-felt review of the accomplishments, efforts, and dedication of Rosemary Whetzel and Gini Gray to the Garden Club. Both will be stepping down on 20 May. A celebratory event honoring them will occur on that date. DW provided an undated document which will be filed with the Secretary's Reports. It details some Greenbrier history. DW proposed to "...make the pond renewal that [celebratory] cause and dedicate it to the two women who have given so much to Greenbrier.... (from DW's document, celebratory added)."

**11. Adjournment at 6:44pm**

Hoben Thomas, Board Secretary  
Draft 21 March 2024