

**GPOA 7 March 2024 Closed Working Meeting
The Emerald**

1. Call to Order ≈ 2:00pm

2. Role Call

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

3. Secretary's Report, HT

JB moved, it was seconded and passed that the 19 February 2024 Board minutes be approved.

4. Treasurer's Report AE & DC

DC reported 409 residents have joined the GPOA. Checking balance: \$46,242.94; Savings: \$30,302.77. Several money-related matters were considered at varying times during the meeting which are summarized here: 1) There is a need for additional storage space. DC had researched the matter. After discussion HT moved, it was seconded and passed that DC negotiate a 10 by 15 foot storage space estimated at \$1944 spanning 13 months. 2) Greenbrier Parkway pond fountain: There appeared Broad consensus that some fountain function should be restored, but how best to proceed was uncertain. It was assumed that Geoffrey Smith, who presented information on the issue during the 19 February meeting, was best positioned to obtain information on necessary upgrades and costs for the Board to consider. For the time being, there will be no fountain activity. It was noted that the city has completed their work patching the culvert, and the water level in the pond is rising following recent rains. 3) How the Nature Park Conservancy finances interface with the Board's responsibilities remains a topic of concern, but no action was taken.

5. President's Report, JB

1) The role of the GPOA and the HOAs was discussed; it was decided to attempt to schedule an early April meeting with the HOA presidents and the GPOA Board. 2) Should there be a membership renewal deadline? There are two reasons for a yes response: i) Membership is required for voting at meetings; ii) There it a non-negligible cost to distribute mailchimp announcements to non-members. It was moved, seconded, and passed that 30 April 2024 be the deadline for current residents to renew their 2024 GPOA membership. 3) A motion was made, seconded, and passed that Jerry Briel receive \$100 for perhaps a meal, in recognition of his and his staff's assistance with Board activities, including allowing meetings at the Emerald without charge. 4) The GPOA website repeatedly surfaces as a matter needing attention; there is money budgeted, but lacking knowledge of who might be contacted to address matters, meant

the Board took no action. 5) JB proposed a letter be sent to Mike and Carolyn Waring acknowledging that there is no fence height restriction in their section of Greenbrier, according to the Board's attorney. Thus, their fence with its 18-inch addition, is compliant. AE moved, it was seconded and passed. VR is to draft the letter.

6. Old Business

a) From September of 2023, Tim Jernee asked if two lots in Greenbrier implied two votes. The answer is no, and the AoI addresses the matter. b) From October 2023 the Maintenance Committee considered putting the Nature Park Committee as a subcommittee under Maintenance. The Board discussed the matter, but took no action. c) Bylaws Committee asked for permission to request a vote on an inconsistency between the bylaws and the AoI. This has been given. d) Three items were proposed by the Nature Park Committee: i) Wooden riser barrels in the pond to improve appearance of the pond. It was moved and seconded to table the matter, until more information is available as to costs and implementation. ii) Erecting a bat house: Because Geoffrey Smith would provide the assembly at no cost, and because it seemed to conform with the park's character, it was moved and approved that a bat house could be installed. iii) A Little Free Library: There appeared no Board support for the idea. This outcome was, in addition, buttressed by a VR voiced concern that Nature Park decisions reflect both the Bylaws as well as the Nature Park Deed. These concerns were regarded by VR as a more important reason for declining the request. Yet another reason was that it was unclear who would use it, or how frequently it would be used.

7. New Business

There are no members of the nominating committee, even following a push to create one by VR, and no obvious remedy.

8. Adjournment

The meeting was adjourned \approx 4:28pm.

Hoben Thomas, Board Secretary
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