

GPOA Board Meeting
June 21, 5:30PM
Orringer Auditorium

1. Call to order 5:31 PM

2. Roll call

Geoffrey Smith (GS) Present
Carter-Ann Rollins (CAR) Excused
Ed Preston (EP) Present
Hoben Thomas (HT) Present
Ashley Smith Present
Julia Burke (JB) Present
Tim Jernee (TJ) Present

3. Secretary's report

The May Minutes were approved by the Board. JB Motioned to approve EP seconded motion, the motion passed unanimously.

4. Treasurer's Report

GS presented, with CAR's absence, the GPOA 2022 budget summary, along with the 2023 budget. It was noted on the 2023 budget the Social Events line item specifications carried a small error, which was subsequently noted by CAR: It carried over from the 2022 budget: The 5@300, 2@150 and should be deleted. The shortfall on the projected budget relative to income was \$5,190.31. Current checking balance is \$31,405.51, while savings is \$30,189.56.

5. Fire Chief Robert Boyd's Presentation

The Chief's presentation of about 10 minutes outlined ways the New Bern fire department can provide assistance and advise concerning safety measures and fire prevention about the home. Prevention is the department's first concern. Chief Boyd provided for distribution an eight page hand out which, among other things, listed 14 services the department provides, among them fire inspections, and education. From the handout: "New Bern has a class 2 response rating." and "NBFD is in the top 2% of the state and 4% in the nation." Contact information for all services: 252-639-2931.

6. Meet the Candidates for the GPOA board of Directors

Among four candidates, three remain, among those only David and Sarah Sawyer were available to introduce themselves to the assembly. Each gave a brief presentation about their roles in the local community. Brief bios were provided on the reverse side of the Meeting Agenda.

Nancy Shotland raised the question of appropriateness of two individuals

from the same household running for board seats. The matter can be viewed as two issues: 1) Running for the board, and 2) Voting should both be elected.

The defining documentation has been said to be: AOI -Article VI, Paragraph 4, which states there is one vote per residential unit. This covers voting, but is being elected to the board equivalent to voting on the board? This would seem to require legal clarification.

7. Open Discussion of proposed changes to the GPOA Bylaws

GS turned the meeting over to the Bylaws committee and Bob Allen proceeded to discuss the new proposed Bylaws document. There was a wide ranging discussion that lasted over an hour. There were several themes, and controversies aired. In the following, “old” refers to the existing and current bylaws document, dated August, 2018; “new” refers to the document with date 3 June 2023, and website-posted prior to the meeting.

1: The issue of the Bylaws committee and the relation of this committee to the Board: D. Chew argued that because this committee is responsible to the board, the board should first approve the proposal and the Board’s approval should precede any recommendation to the association’s membership for action. This subsidiary committee role was challenged by some members. There was no resolution of the matter.

2: An additional concern was the legal status of new Bylaws document, and how it interfaced with the covenants a concern expressed by EP. In addition, the old document was approved by an attorney. No such vetting has occurred for the new document, and it was the view of some that it seemed inappropriate to consider a document prior to its legal vetting.

3: A dominant theme voiced by many members is reflected by one person’s comment: “I cannot make any sense out of the two forms.” There can be no question that the presentation format, two documents, with no corresponding linkage between them, was a presentation failure of the Bylaws committee. Well prior to the meeting, this concern was widely echoed.

4: Larry Warren acknowledging that he held a minority perspective, but argued that the current bylaws “are a mess” and an entirely new document is needed. Details of exactly what defined the “mess” were not specified during the meeting.

5: GS noted that some of the proposed changes, such as a board member’s now three year term was put in place so there were would board continuity overlap from the earlier two year Board term. The new document would roll back the board term to the earlier two year term. Why this roll back is proposed was not addressed.

6: With the sometimes angry comments being voiced by a number of members, partly because of the perceived difficulty to understand the distributions, the Bylaws committee must find a way to present any proposed changes so they are easily understood by the membership.

8. Gavel Closing

GS gavelled the meeting to a close at 7:03pm without further business being conducted and without any motion to adjourn.

Hoben Thomas

GPOA Board Secretary

draft distributed 25 June 2023; modified 30 June 2023, and July 11.