

**GPOA Board Meeting  
May 17th, 2023, at 5:00 PM  
The Emerald**

**1. Call to order 5:00 PM**

**2. Roll call**

Geoffrey Smith (GS) Present  
Carter-Ann Rollins (CAR) Present  
Ed Preston (EP) Excused  
Thomas (HT) (15 minutes late)  
Ashley Smith Excused  
Julia Burke (JB) Present  
Tim Jernee (TJ) Present

**3. Community Comments**

Parks Schaefer: PS wanted to know if there will be a discussion of the June 21st meeting agenda. GS said yes, there will be a discussion of the Proposed Bylaws changes on the June 21 meeting (Summer Meeting at the Orringer Auditorium)

Mike Waring: MW pointed out he was made aware that 2-3 people did not receive the Bylaws “straw poll” asking two questions of the GPOA membership. GS acknowledged there are issues with the MailChimp database, actually in the opposite direction, there are over 640 emails on mail chimp while there are only 420 GPOA members. GS pointed out there is a procedure in the directory to sign up for GPOA mail, the welcoming committee supplies information of GPOA mail and in addition GS suggested that anyone concerned that they are not receiving GPOA mail “blasts” should also contact Bill Kirsh directly since he manages the system and can add them.

Lou Castello: LC wanted to remind everyone at the meeting and whoever reads these minutes that June 1st is the beginning of the 2023 Hurricane season. He showed everyone the pamphlets explaining why residents must not place their leaves and brush in the street because they will clog the storms when they are most needed. He also reminded people not to place leaves or brush in the drainage ditches behind their homes on Pine Valley Drive to reduce possible flooding in Greenbrier. The pamphlets were distributed.

Mary Schaefer: MS reported her finding regarding the GPOA records. Primarily of concern was the matter of insurance and the corresponding liability coverage. Key points: i) ACC members have the same protection as GPOA board members as long as they are acting as agents of the GPOA. ii) Coverage could be jeopardized however if there they failed to follow covenant and Bylaws. iii) In Article VIII of the GPOA bylaws, p. 10, the Board shall secure a fidelity bond equal to at least 150% of the estimated annual operating expenses of the association. Currently GPOA’s insurance crime coverage is \$50,000 and the 2023 budget is \$46,220. GS assured MS that if the insurance coverage is not as high as the Bylaws required, he will contact Reid directly and request a quote to increase our coverage to the required levels and will let everyone know when he receives that quotation. GS also stated that the Maintenance committee went out to bid for the lawn mowing, we can do the same thing to see if we can get a better insurance deal next year.

Doug Cheek: DC wanted to know if there was any way to get deer crossing signs posting in Greenbrier. GS reminded DC that the road and signage is controlled and maintained by the New Bern Road department. GS suggested DC could take up his concern with the town department.

**4. Secretary’s report**

The April Minutes were approved by the Board. JB Motioned to approve TJ seconded motion, 3 yeas, one abstention. Minutes accepted.

**5. President’s Report**

GS expressed concern about the falling paid membership which impacts the ability of the GPOA to fund desired projects and activities. CAR reported the maximum number of paid memberships was about 500 reached some years ago. It was suggested that it may be possible to encourage the separate HOAs to contribute to the GPOA as the entire community benefits.

It was noted the nomination committee has found four candidates to run for the two open positions this summer.

Janet Hartman has agreed to take over updating of the GPOA website; matters should improve in the near term.

## **6. Treasurer's Report**

The budget provided by CAR was accepted; it reveals an "Income" shortfall of \$5,513.09 due to only 421 paid members as of May versus the estimated number of 480 paid members. Balances are Checking \$35,964.31 and Savings \$30,176.78. Total \$66,141.09

## **7. ACC by George Kramer**

Dan Cline, 1003 Basil Drive (2023-023)-S-II. Fence enclosing back year. ACC recommended. TJ moved the motion, JB seconded; the motion passed by Board.

Dennis Guiday, 701 Greenbrier Ct., (2023-025)-S-1. Requested two fences. A lengthy discussion ensued. GS noted that Section one only specifies that a fence is not permitted on a property line (without a variance granted by the BOD). So unfortunately the home owner can place his fence or fences any where on his lot, which makes the request covenant compliant. One fence does not meet the fence covenants in the rest of Greenbrier. The request was tabled, the application must state the two fences are "Compliant". It cannot state one is compliant and one non-compliant (they can say they do not recommend it) and approve the application. When G. Kramer has a corrected application, the board can approve it.

Bradley Baggett, 3000 Coriander Drive (2023-024)-S-1. Replace and wrap deck, front and deck doors. It is covenant compliant and recommended. TJ moved the motion, JB seconded; the motion passed by Board. Bennie Howard, 1363 Pine Valley Drive (2023-022)-S-VI-2. Request that leaning tree be removed. Approval recommended, TJ moved the motion, JB seconded; the motion passed by Board.

Scott Speicer, 1015 Laurel Drive (2023-026)-S-V. Removal of two dead trees; recommended. TJ moved the motion, JB seconded; the motion passed by Board.

Alva Karasava, 123 St. Andrews Circle (2023-026)-S-VI-1. Removal of four trees within 10-feet of rear deck. It was recommended. TJ moved the motion, JB seconded; the motion passed by Board.

During these presentations and Board actions, a member questioned the need for the Board's deliberations and concerns. GS pointed out that it is a matter of checks and balances just like the House of Representatives and the Senate. They must both pass a bill to make it law. GS explained the ACC receives the application, visits the homeowner and makes a recommendation based on the visit. Then the Board must also approve the application. That has been the accepted practice for many years.

## **8. Committee reports**

### **a. Bylaws**

Parks Schaefer (PS) distributed a one-page 17 May 2023 dated handout summarizing the committee's activities since 19 April 2023. The committee intends to update an earlier version of proposed new/changed bylaws, with consideration of comments provided earlier and during a Board and bylaws committee joint meeting on 3 May.

Revisions were projected to be complete by 19 May and posted on the "What's new" tab on the website. Related to such issues, PS posted on 5 May 2023 on MailChimp two questions: There were 61 responses.

Question #1:

If you want to see a vote to approve the revised By-laws at the June meeting, Vote Yes

If you want to delay the vote until later and use the June meeting to discuss change, Vote No.

PS said the majority of the responses (no actual number given) response was No

There will be a discussion of proposed changes at June meeting no vote will be attempted.

Question#2;

If you want the Association to vote directly for the position of President, Vote Yes

If you want to continue having GPOA board elects the president Vote No

PS reported the vote split 29/31 (60 not 61?) PS noted this was not a Bylaws issue. A major change like this would have to be handled in the Articles of Incorporation which is outside the scope for this committee.

CAR commented with these points: (1) Many people did not see urgency for the bylaws to be completely rewritten. (2) The bylaws committee went beyond the original scope to which was stated, “to correct some inconsistencies between the Articles of Incorporation and the Bylaws.” (3) CAR viewed the lengthy current proposed version by the committee difficult to compare with the current bylaws. (4) CAR hoped the current version would be rejected.

At the public meeting in the Emerald many people asked for a side by side comparison. At the May meeting people requested a single version with original words in black, the words to be removed to be struck out, with new words being added in color.

The Bylaws committee discussion was unruly and out of control at times because of CAR’s angry tone during the delivery of her comments noted just above. CAR’s remarks *implicitly invited* an audience response. MS subsequently took to the floor and provided a response which was followed by spontaneous audience applause.

This disorder suggests the Board’s attempt at transparency has created issues not intended. There will continue to be a public comment period at the start of each meeting. When the Board begins their business session, the audience’s role is expected to be one of observation. However, Board members must recognize their own behaviors must reflect the decorum expected of the members of the audience.

**b. Nominations**

MS, nominating committee chairperson, reported via a 17 May 2023, handout that four candidates have agreed to run for the two open positions on the Board: Andy Early, Brent Gillespie, David Sawyer, and Sarah Sawyer. Brief bios were provided.

There was concern that two candidates from the same household could have Board seats, and the issue was raised whether this possibility, should both candidates win, could provide a single household with excessive power.

The Present Bylaws state, Article V, Section 6 Voting. One (1) vote per dwelling unit or Site may be cast by an owner who is a member in good standing at all meetings of members. How can members only have 1 vote per dwelling, but Board members allowed 2 votes per dwelling? There was no resolution of the matter at the May meeting, and further discussion is required.

**c. Membership** It was reported there were about 420 paid GPOA members.

**d. Welcoming Committee** There was no report.

**e. Finance** There was no report.

**f. Noise abatement** There was No report.

**g. Nature Park**

A May 16, 2023 three page report authored by Ruth Powers, Sally Kiely and David W. Chew was submitted. It detailed activities surrounding the park. The picture portrayed is one of considerable activity in maintaining the trails and boardwalks, with active trail clearing and cleaning, completed plantings, along with efforts to mitigate slippery deck planks. It was reported there were 43 active participants in the park activities.

**h. Maintenance**

Brian Maher provided an update on maintenance concerns via a one-page 15 May 2023 dated email. A main issue concerned a request for \$2,520 for pine mulch bales; because the current budget specifies \$2,000, TJ moved, it was seconded and passed, that an additional \$520 be added to the allocation. Other items noted were tree damage in Nature Park, irrigation, and fountain maintenance. Residents are asked to be alert to various maintenance issues and to keep the committee informed of needs.

**i. Civic** There was no report

Social Committee GS reported that Tami Babb is head of this new committee. She hopes to expand beyond current activities such as burger night. But she needs assistance, and as GS noted, activity expansion likely requires additional funding which may be difficult to achieve given the current membership shortfall.

**9. Old Business**

Microsoft 365 has been discussed with some thought directed toward purchasing a subscription. It was noted however, by a resident, that at the rate of about \$10 per month per user, costs grow quickly. With

just the 7 Board members as users, the cost would be \$840 per year. Other alternatives were mentioned. No action was taken.

## **10. New Business**

### **a. GPOA mail system**

JB moved, it was seconded and passed that MailChimp access be given to committee chairpersons.

### **b. Signage within Greenbrier**

Discussion involved the issue of which, if any, nonprofit groups can post signs in Greenbrier. At issue is the posting of New Hope golf tournament signs.

### **c. Who is to receive the 2024 Directory?**

CAR proposed GPOA paid members should continue to receive the Directory free of charge. It had been discussed in the past that the distribution of the Directory to paid GPOA members might act as an incentive to join the GPOA. After a brief discussion, the motion to distribute the next Directory only to those paying GPOA members was moved by TJ; seconded by JB and passed.

The exact details will be handled by the communication/Directory committee. They will determine how many will be printed next year and the price to make them available to non-members will be based on actual print costs. It should be neither a profit center nor continued at a loss.

## **11. Next Meeting**

Wednesday, June 21, 2023, at 5:30pm, Orringer Auditorium on the Craven Community College campus.

## **12. Adjournment**

The meeting was adjourned at 6:59pm.

Hoben Thomas

GPOA Board Secretary