

GPOA Board Meeting

July 20, 2023

Closed Meeting, New Bern Library

1. Call to order 5:02 PM

2. Roll call

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

GS moved, TJ seconded to suspend rules for a presentation at the closed meeting.

3. Social Committee Report

Tami Babb, Social Committee chairlady, presented for about 50 minutes. She noted first she was a “can do” Navy veteran, and long time resident. She first distributed impressive prepared folders to each board member which contained various details of her vision for invigorating social activities in Greenbrier which includes both GPOA members and non-members, largely through cooperation with the Emerald. She argued that such social events could positively impact GPOA membership by providing support for both living and social fun and therefore change the sometimes negative perception of the GPOA. A main thrust of her presentation was the need to jointly work with Jerry Briele at the Emerald. The relationship between the Emerald and the GPOA, it was acknowledged, has been rocky. A key part of Babb’s presentation was a proposed 10 September joint GPOA/Emerald Golf Club Luau for which she presented documents detailing her extensive event planning including meal menu and entertainment.

Ultimately the matter boiled down to money: TJ moved, and it was passed, to transfer \$700 from membership and egg hunt budgets now zero, to the social events line with new total \$1,500. Regarding the partitioning of the Luau entertainment, GPOA will pay half with \$500 maximum, while the Emerald is to pay half. Ticket sales and money will be handled by the Emerald.

It was noted that other activities Babb proposed would be revisited later this year following budget reviews. It also needs to be stated that all board members found Babb’s preparation, enthusiasm, and goals admirable, and this was directly expressed to her following her presentation, but ultimately what the board can do is limited primarily by budgetary matters.

4. Secretary's report

TJ moved, EP seconded a motion which passed to approve the June meeting minutes.

5. Treasurer's Report

CAR reported we were "OK" for the current year. Total Expenses: \$46,220 (budget), \$21,573.86 (YTD expenses), \$24,646.14 (balance). Bank balances: Checking \$30,089.20; Savings \$30,021.95. Also to be noted is an In-Kind Donation from David and Mandy Chew totaling \$512.63 for Ruth Powers.

6. ACC Report

a. Parks Schaefer: fence request with variance required; **b.** Parks Schaefer: replace roof shingles; **c.** Ken Lamb: wood windows replaced with vinyl; **d.** Ken Lamb: fence request which meets covenants; **e.** Nickie Michelson: three trees to remove; **f.** Bill Crawford: one diseased tree to remove; **g.** Terry Elble two trees to remove.

a through **g** were recommended by the ACC; **b** through **g** were moved by EP along with a motion to Table request for **a**; missing was the fence height, along with other unclarified details. CAR seconded, and the motion passed.

It was moved by EP and seconded by TJ to allow the ACC to approve, without need for GPOA review, tree removal requests. The motion carried.

6. Old Business

a. Feury Property

Lengthy discussion surrounded how best to proceed with the Pat Feury 1239 Pine Valley property which continues to be unmaintained. The board was divided on what action to take. GS argued that mowing the place would demonstrate to neighbors the board takes action, and the cost would be relatively minor. The dominant theme however, was that following formal written complaints by EP and others to the city, it was best to have this play out, as it was in the best interests of the GPOA community. For one, the city has tools to force compliance and collect fees which the board lacks. And two, repeatedly mowing at the GPOA's expense, simply reinforces undesired behavior and effectively voids city involvement, because the city would view the issue as having been resolved. The city had been unable to serve papers on Feury, but publication of the complaint in the newspaper serves this purpose it was reported, and 1 August is the deadline for which compliance is required or, presumably, the city takes action and presumably cleans up the yard. Ultimately this second perspective, let the city's action play out, was the overwhelming view of the board.

However, it was recommended that letters be sent to the neighbors explaining the board's action and importantly requesting that they too file formal

written complaints to the city which hopefully, will add additional leverage. EP indicated he would draft the letter.

The above discussion applies apparently only to the front yard, but not the house's rear where there is, reportedly, a stagnant swimming pool. EP noted that in accordance with a 2015 International Code document which the State of NC has adopted, the swimming pool is a health hazard, and thus a formal report to the city's health department is in order. EP moved, it was seconded by JB that such a compliant be filed.

EP also moved to reinstate legal proceeding on the Feury property which was earlier filed, and have our lawyer act on the matter. CAR seconded the motion and it was passed.

b. Fountain Maintenance

TJ requested that we "stockpile" parts and oil for the fountain which may save money longer term. TJ moved, EP seconded authorizing up to \$600 for repairs to be taken from the no longer needed bush hogging line item of \$1000 which is to be moved to repairs. The motion carried. Under current contract, the bush hogging is viewed as part of general maintenance.

7. New Business

a. Registered agent for the GPOA

EP proposed that CT Corporation which charges \$375/year be the agent. HT moved, TJ seconded, the motion passed.

b. 3006 Peppercorn

Apparently the residence has been empty and property neglected for about two years. It was reported that ten heirs control matters; GS was to draft a letter to the heirs noting their responsibility; in addition MailChimp was to be used to alert the neighborhood on the role neighbors can play by filing formal requests with the city on the matter.

c. Ballot and Election

The central matter concerned both husband and wife from the same household running for the board: How to list them on the ballot and what options voters should have. It was ultimately decided that should the ballot construction allow for both to be elected, both could not vote as board members—on this point there is no disagreement—which effectively would neuter the role of one member which is both bad for the board as the decision maker, and also the vote-neutered member. Thus, it was decided the ballot form would have two sections: One section with a vote for a sole candidate. A second section presents a binary voting choice: Vote for either husband or wife, but not both. If both

should be endorsed, the ballot would be discarded. A motion to this effect was moved by TJ and seconded by EP, and passed, with dates yet to be decided.

d. Other Actions by the Board

i. An earlier decision by the board on allowing access to MailChimp was revisited. The motion: Posting is to be made by committee chairpersons only. The posting must clearly indicate which committee is responsible for the posting. Furthermore, that the posting must only be concerned with the limited purview of the committee. HT moved, TJ seconded, and the motion passed.

ii. The precise format required concerning the next iteration of the proposed bylaws changes was set down in a motion by EP: 1) The By-laws recommendations be submitted to legal counsel for vetting before presentation and distribution to residents. 2) The By-Laws Committee is to separate those recommendations that can be voted separately and independent of the overall recommendation, from those that will also necessitate changes to the Articles of Incorporation, and 3) The By-Laws Committee is to present the items of concern, along with the proposed changes, in red-line format. The motion was seconded by TJ and passed by the board.

8. New Regular Meeting: 16 August 5pm, Emerald

9. Adjournment

The meeting adjourned at 7:15pm

Hoben Thomas
Board Secretary

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