

MEETING MINUTES - GPOA BOARD - JUNE 1, 2015

- * Meeting called to order by Rick Oborn, President.
- * In attendance were Board members, Rick Oborn, Jan Cahoon, Ron Letellier, Verna Kuyper, Larry Van Wart and Steve Jones.
- * Minutes as amended from the May meeting were approved. Subject to a correction to the wording in the section concerning Variances.
- * ACC Chairmanship: It was reported Tom Balsanek is undecided about returning as ACC Chair. The need to populate an ACC Committee and name a chairman was agreed. The Board is looking at candidates. Pat Fuery's name was suggested. The President agreed to approach him on the matter.
- * ACC policy was discussed. The need for a clear routine in handling ACC requests should be delineated. Requests, particularly for variances, should be presented to the Board by the ACC Chair. However we agreed to use what was already written by past Boards and Committees to see if it was good enough, before we add new routines for handling ACC requests.

Unless there was ACC business; it was agreed the ACC Chair need not regularly attend Board meetings

A discussion was held reviewing the "Variances Section" of the ACC Covenants. In response to issues raised at the May meeting by Marilyn Hughes; members agreed generally strict compliance with the Covenants should be maintained. The requests for variance would be handled on a case by case basis.

- * President reported two issues he had noted:

1) A siding issue he approved. (He will supply the address at a later time)

2) Complaints from two residents regarding "No Trespassing" signs.

President will review Covenants to determine if they constitute a violation.

- * Peggy Honrine, the party originally bringing the possibility of a deer hunt before the Board, has requested we approach Weyerhaeuser to seek a Hunt on their adjacent property. On an informal poll; it was agreed it was beyond the province of the Board to do so.
- * The resident at 604 Dorel Ct. presented plans for a large out-building at the rear of the property. The Board will review the design as more details are presented; as to location and construction.
- * The issue of the Shed visible from Greenbrier Pkwy. Discussed at the last meeting was reviewed. Tom Balsanek

had pointed out at the last meeting that the construction had been approved per procedure. President offered to resolve the matter. Two suggestions were offered: 1) Repaint the shed so it better blended into the background. 2) Plant shrubs in front of the shed to hide it from the Parkway.

* Steve Jones presented the Financial Report.

Current renewals appear in line with past years.

An up-dated Financial Statement and Membership Chart were presented.

* President reported on the meeting with Alderman Odham.

The proposed extension of Rte 43 will go South from Rte 70 to join Rte 17 south of the High school. It skirts Greenbrier crossing Weyerhaeuser property. There should be no problems of traffic noise. And, a retention pond North of the 70 - 43 intersection will handle drainage.

The proposed Publix Store scheduled to open in early 2016 will occupy property across from Harris Teeter. A strip mall is also planned. One traffic signal already exists and there should be no added traffic problem.

* Annual Summer Meeting:

Date has been confirmed as - July 6, 2015 at 6:00 PM at the Emerald GC.

Some possible topics include:

Fund retention for emergencies

Candidates for the next Board

Creation of a Greenbrier E-Mail site

Rte 43 Extension

Meeting was adjourned.