

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING
March 13, 2018 5:00 PM
The Emerald

Present: Bill Stafford, President
Rhona Beadle, Vice President
Dan Cashman, Secretary
Linda Dodge, Assistant Secretary
Joanne Glenn, Member at Large
John Robinson, Member at Large

Excused: Geoffrey Smith, Treasurer

Others Present: George Kramer, Chair ACC

1. Call to Order: The President, Bill Stafford, called the meeting to order at 5:10 PM
2. There being no members of the public present, the President waived the Open Community Forum.
3. Minutes of the Meeting of February 13, 2018. Upon a motion made by Dan, seconded by Linda, the minutes of 2/13/18 were unanimously approved.
4. Acceptance of the report of the Treasurer was tabled until the Treasurer could be present to review.
5. Membership Report: Linda Dodge
Linda reported that 412 members had paid their dues to date. This time last year, 414 members had paid their dues. Linda also reported the following:
 - 13 vacant homes, 6 of the homes' owners had deceased
 - 11 new residents since January, of which 6 have joined the GPOA
 - 28 properties for sale, 11 of whose owners had paid dues in 2017 but not in 2018; 7 have paid dues in 2018 and 10 didn't pay dues either in 2017 or 2018

The membership decals were ready for distribution via the 'pony express.' Members who have communal mailboxes or who live out of town will have their decals mailed. Linda has also prepared a mailing to those who have yet to pay their dues, requesting that they do so.

Discussion: Can/will HOA incorporate POA dues into their fees and submit dues to POA. Dan will work with Linda to get data regarding HOA/POA membership for further discussion.

6. Addition to the Agenda was discussion regarding the total \$415 in donations made out to The Emerald for reimbursement to Mike Wellspeak. There were reportedly additional expenses on Mr. Wellspeak in terms of installation expenses. The initial motion was to reimburse Mr. Wellspeak his \$300, however the additional installation expenses and additional donations precipitated the following motion:
That Jerry Briele of The Emerald be asked to write a check to Mike Wellspeak in the amount of \$415.

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The motion was made by Joanne, seconded by Linda and unanimously approved. Dan will write thank you letters to all donors.

7. Update on Plans to request lowering the speed limit on Glenburnie, and Street lights: Dan Cashman.

Dan reported that the petition requesting a lowered speed limit and the implementation of flashing lights was hanging in the Deli at The Emerald. He noted a letter was ready for delivery using the 'pony express' along with the membership decals or dues notice. Shortly thereafter GPOA mail will announce the petition and, again, urge residents to sign it.

There was discussion regarding clarification of the lanes at the main entrance.

Dan reported that updating of the lights to LED and the request for additional lighting had been delayed somewhat, but that efforts would continue.

There was a new discussion regarding reports of residents driving at an rate of excessive speed (by residents and visitors) on Greenbrier Parkway, Club House Drive and Pine Valley. Suggestions were extra patrols by police vehicles and permanent signs alerting drivers of their speed through a smiley face or a frowny face. Studies have shown this to be effective in deterring speed. John will check pricing and availability.

8. Maintenance: Bill Stafford

- a. Bill reported that the mowing of the communal areas was being done in a manner which ensured the ditches were being mowed to remove weeds and avoid any clogging/flooding.
- b. He further reported that he and Linda had consulted with Daniel Patterson to clean up the front island prior to spring plantings. This has been done. Bill will also undertake to power-wash the curbing of the front island.
- c. The insurance policy has been received from The Little Guys, and payments are being made for work done.
- d. Pending is the repair of the rope walkway and broken board in the Nature Area.
- e. Bill noted that several of the benches in Bear Park were in need of replacement since the backs were in danger of breaking. He will research and provide details.

There followed a discussion regarding the Nature Area and further identification and education of the fauna in that area. Partnerships with the Bender Center, Master Gardeners could be of help, as could a partnership with the public schools relative to turtle preservation. The Board would like to see the Nature Area educational program become an Eagle Scout project.

- f. Lastly, Bill reported he and Dan had met with the City of New Bern relative to the renovation, installation and maintenance of storm drains from the Animal Hospital, under the Parkway, and through 75 plus feet on the other side. The work will begin imminently.

9. Easter Egg Hunt: Rhona Beadle

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Rhona reported that the committee, chaired by La Vonne Reamer had scheduled the event for Saturday, March 31 at 10:00 AM with a rain date of Sunday, April 1 at 2:00 PM. Total allocated budget is \$100. Publix and Harris Teeter will be asked for donations.

10. By Laws Review Committee: John Robinson

John reported that he, Dan and Rhona had met to discuss review of the By-Laws relative to specific issues:

- a. Allow Board members to serve consecutive terms in order to maximize experience
- b. Timing of Budget and/or elections to ensure current Board works under budget and contracts it developed.
- c. Review of the proxy vote and mail-in
- d. Determined to do a line-by-line review to ensure consistency throughout the document.

John reported that the By Laws Committee would continue to meet every 2 weeks and that the revised By-Laws will be ready for Board review in May with publication to the members and voting by full membership on Saturday, June 23 at 4:00 PM.

11. ACC: Dan Cashman

Dan reported that the ACC had met and approved requests from 4 residents; all for tree removal. Mr. Kramer, Chair of ACC, noted that several of the trees were dead and others had roots which were undermining the foundation. Dan recommended the GPOA Board accept the recommendation of the ACC and approve the applications. The Board approved the applications

12. Bill reported that he had received approval from Craven County Community College to hold the semi-annual membership meeting at Orringer Hall for a fee of \$40 per hour. This venue will enable more parking, greater capacity, greater comfort, and audio-visual enhancements. Accordingly, he will book the venue for Saturday, June 23 at 4:00 PM and for Saturday, December 1 at 10:00 AM.

13. New Business:

John Robinson requested funds for additional "Mutt Mitts" to restock Bear Park and to install a "Mutt Mitt" box at the intersection of Clubhouse Drive and the power lines. Cost of one box of Mutt Mitts is \$176 plus the cost of a piece of wood to mount the new box on Clubhouse. Upon a motion moved by Rhona and seconded by Dan, purchase was approved.

14. Discussion of Goals: Rhona Beadle

Rhona thanked the Board for submitting their goals for Greenbrier. They had been compiled and she led the Board through a preliminary review of the document. Some, such as an emergency exit from Greenbrier, were impossible to realize because of the exit onto Route 70, and were removed from the list. However, many were tweaked and will all be reviewed in detail for next steps and responsibility at a short (90 minutes) work session on March 29.

There being no further business, the President adjourned the meeting at 7:10 PM.

Respectfully submitted, Rhona Beadle, Secretary Pro Tem.

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