

**GREENBRIER PROPERTY OWNERS ASSOCIATION SEMI-ANNUAL MEETING**  
**November 17, 2018 at 3:00 PM**  
**Two Rivers Church, 3321 Neuse Blvd., New Bern**

1. Call to Order: The President, Bill Stafford, called the Semi-Annual Meeting of GPOA to order at 3:07 PM.

President Stafford welcomed members to the meeting. He introduced members of the GPOA Board: Vice President Rhona Beadle, Secretary Dan Cashman, Treasurer Geoffrey Smith, Assistant Secretary Linda Dodge, Member at Large John Robinson, and introduced new member Mandy Chew who had been appointed by the Board to take the place of Joanne Glenn who resigned.

Bill Stafford gave special kudos to Lou Costello for his coordination and personal efforts at keeping the streets of Greenbrier clear during Hurricane Florence.

2. Current Real Estate: The President introduced Kellie Hawkins, local Realtor with Keller Williams. Ms. Hawkins noted that Greenbrier did well through Hurricane Florence. Because of this, and the fact that so many residents in and around Craven County had lost their primary residence, realtors were eying Greenbrier and Taberna as premier locations. The average time to sell in Greenbrier was 2.4 months and the average selling price was \$260,000. It was, in fact a sellers' market and looked to continue as such; especially since the development of West New Bern was going to move forward. Ms. Hawkins concluded by inviting people to contact her with questions.
3. Establishment of a Quorum: Secretary Dan Cashman provided the following certification: A total of 160 people or proxies were present; quorum was 119 (25% 476 households). Therefore a quorum is established. Upon a motion made, seconded, and carried, the report of the Secretary was accepted.
4. Dedication of Greenbrier Directory: Linda Dodge presented the new Directory (production had been delayed due to the hurricane) which was dedicated to Marilyn Hughes, whose many efforts to enhance the Greenbrier community have been appreciated for many years.
5. Report of ACC: Dan Cashman spoke about the restrictive covenants which are assumed by every homeowner upon purchase. They cover the exterior of all existing homes and also apply to new builds. He noted that the ACC reviews applications and investigates complaints of non-compliance; they make site-visits and make (as a body) recommendations to the Board. While non-compliance is not rampant, it does happen. The process for dealing with non-compliance was reviewed.

Arey Grady, III, Esq. of Sumrell, Sugg, Carmichael and Hicks in New Bern was introduced and noted that the ultimate remedy would be to go to court, whereupon the Judge could order compliance. This process allows for recovery of legal fees as well as enforcement.

GPOA SPECIAL MEETING MINUTES

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6. Review of Minutes of August 25, 2018 Membership meeting and November 2017 Membership Meeting: The minutes, having been distributed, were reviewed. Upon a motion made by George Kramer, seconded by Lou Costello and approved, the minutes of both meetings were approved as submitted.
  
7. Effect of By-Laws Changes: John Robinson  
John noted that that By-Laws changes that had been accepted in August provided for the Nominating Committee to seek nominations for 2 board memberships in the summer of 2019, with reorganization of the Board in September 2019, whereupon the new Board would be able to develop a budget for FY 2020 for presentation to the membership in Winter, 2019.
  
8. Report of Membership: Linda Dodge  
Of a total of 670 properties in Greenbrier, 476 were active members 71% of total. The six HOA's comprise a total of 155 units of which 79% were now members of GPOA. Linda attributed the increase in memberships to the efforts of the Welcome Committee who visit every new homeowner. Linda also acknowledged the contribution of The Pony Express which hand-delivered information from GPOA to every household, realizing significant savings to the GPOA.
  
9. Report of Maintenance: Bill Stafford  
Bill indicated that he and Mandy Chew had been pleased with the response of The Little Guys. Limbing of trees was exposing the berm along Clubhouse Road to sunlight and decreasing the risk of sod erosion. Bill also gave kudos to the GPOA membership for approving the reserves which could be used by the Board in an emergency. \$6200 was used to clean Greenbrier owned property in record time, providing a quick clean-up from the hurricane. Bill further noted that work was ongoing to relocate the electrical box for the fountain from Shinnecock Court to Greenbrier Parkway.  
A member questioned the clean-up of the tree in the lake. Bill noted that the lake belongs to The Emerald. Lou Costello noted that the riser barrels were OK and that a larger pipeline would be installed under Clubhouse Drive to evacuate more water.
  
10. Front Island: Bill Stafford  
The recent history of the demise of the wall and the insurance settlement for restoration was relayed. Bill noted that ideas for the Front Island had been received during the summer. He noted a far-reaching array of ideas was received and that the Board, in a vote of 5 to 1, had opted for a change. The members were able to see a picture of sculpted herons on a pedestal. The heron statue had a purchase price of \$2950. The price of the base was to be determined. He noted that 3 Board members would go to inspect prior to finalizing the deal.

There were many comments from the members present: doesn't match the walls on Glenburnie or the College Entrance; the significance of herons; people wanted a choice; community worked hard to collect money for walls; and was this a capital improvement which would need 2/3 majority vote. Bill noted he would meet with the attorney to determine capital improvement, and that the Board would hold an emergency meeting to consider the input of members.

11. Budget Presentation: Geoffrey Smith reviewed the proposed budget for FY 2019. He was able to report that the money taken from the reserves to clean up Hurricane Florence had been replaced. He noted that more memberships had resulted in more money, and that ads in the Directory had increased the bottom line significantly. He noted that an increase in the line for legal was proposed because in order to ensure covenant compliance, the GPOA would need to pursue legal action; there is no provision for lien authority. Some folks questioned giving a Directory to non-members. On a motion made by Lou Costello and seconded by Dick Bartholomew, the Budget for 2019 was approved without opposition.
12. Adjournment: There being no further business, questions or comments upon a motion made, seconded and carried, the President adjourned the meeting.

Respectfully submitted,  
Rhona Beadle, Secretary Pro Tem