

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

August 19, 2020, 5:00 PM

Via ZOOM Conferencing

Present: Rhona Beadle, President
Geoffrey Smith, Vice President
Mandy Chew, Secretary
Terry West, Treasurer
Paul DeVenuto, Assistant Treasurer
Colleen Iacch, Assistant Secretary (Absent)
Bill Stafford, Member at Large (Absent)

Others Present: George Kramer, Chair, ACC

1. Call to Order: President, Rhona Beadle, called the meeting to order at 5:05 PM.
2. Roll Call: Rhona recognized each member and thanked them for attending. A quorum was established.
3. Community Comments: None no community comments were received.
4. Approval of Minutes: Mandy Chew
The videoconferencing minutes of July 15, 2020 were presented. No corrections or additions were noted; Geoffrey made a motion to accept the minutes as presented; Terry seconded; the motion carried.
5. Report of the President: Rhona Beadle
 - a. 2021 Directory – Item postponed until Bill can update.
 - b. Feury Landscaping and Pool Remediation –Rhona reported that Bill met with the Little Guys on Monday at the property to begin work on the landscaping. Bill spoke with the property owner and he stated that he (the owner) understood. On Tuesday, following cleaning by the Little Guys, the owner asked that work not proceed on Wednesday. Rhona stated that 3 hours of work were needed to complete the clearing. Discussion followed and the decision was made not to continue the work the following day, but to return on Friday for completion.
 - c. Motion to Reduce the Speed limit on Glenburnie – Rhona announced that there has been no further updating on this issue from the State, City, or County. Discussion followed as Geoffrey discussed the need for 2 additional red lights, due to the curvature of the road and the trees that block the view. He will be discussing with Bill.
 - d. Ballots returned and counting process – Mandy announced that 140 ballots had been received to date. Rhona, Colleen, and I will be counting the ballots on Monday. Terry reports receipt of 40 additional ballots. Rhona will notify the candidates of the results and post on the GPOA mail.
 - e. Process for Reserving Bear Park – Rhona announced receiving many comments regarding the use of the Park. She asked for comments regarding the policy she has developed for use of the Park and stated that she has asked for a legal interpretation of the document. Discussion followed. All agreed to postpone until attorney input has been received.
 - f. Political Signage – Rhona discussed the verbiage included in the legal documents of the GPOA regarding this issue. In the interim, she has asked for a legal opinion. All agreed to postpone any further comments until a legal decision has been received.
6. Report from ACC Liaison: Geoffrey Smith and George Kramer
 - a. ACC Applications recommended for Approval (Minutes of 8-13-2020 meeting attached)

- i. Vinyl Siding and Shutters – 806 Thyme Court- Rhona applauded Judy Rosseth and George (ACC) for guiding the owner in the application process. Mandy made a motion to approve the vinyl siding and shutter request; Terry seconded; the motion carried.
 - ii. Tree Removal Requests – 305 Augusta Court; 1320 Pine Valley Drive; 116 St. Andrews Circle; 107 Oak Hill Lane (a late request per George) Discussion followed regarding adjacent neighbor notification when large tree removals have been requested, as a matter of courtesy. Geoffrey offered to assist George in including a comment section in the Tree Removal application to reflect any comments made by abutting neighbors. The Board approved as information only the tree requests.
- b. ACC Visit Check List Development and Implementation – Geoffrey will work with George and the ACC to update the Tree Removal Application form and present it to the Board for the September meeting.
- c. Debris in Streets -
- 7. Report of Treasurer/Finance: Terry West
 - a. Budget vs. Actual YTD ending 7-30-20 including Balance Sheet YTD
At mid-year, the accounts reflect \$21,232.75 in checking and \$14,054.63 in the money market account. The Bear Park plantings have been fully paid. Terry announced that there is an increase in the utilities, mainly due to expenses in Bear Park; the water bill has increased and will continue through the end of the year. The proposed 2021 budget will reflect this year's utility expense increases. Since there have been no social event expenses, GPOA is in good shape. The transition to United Bank went well per Terry. Geoffrey made a motion to accept the treasurer's report as information; Mandy seconded; the motion carried.
 - b. Sponsorship of Movie for website: Rhona reported that Bill has secured 2 sponsorships at \$1,000 each. Also, 2 potential sponsors (insurance and real estate) have agreed to subsidize the movie. Once the movie production is completed, the outstanding expense will be satisfied, thanks to Bill, per Rhona, Terry, and Geoffrey.
 - c. Collections – 2020 Directory - This item was postponed due to Bill's absence.
- 8. Report of Ad Hoc Committee for Route 70 Noise Abatement: Colleen Iacch
Rhona reported that Colleen is working on this issue. Interest has been shown by a Pinehurst resident; she has contacts with the NC DOT and is willing to help with this initiative.
- 9. Report of Communications: Rhona Beadle
No new information was reported by Rhona in Communications.
- 10. Report of Membership: Linda Dodge reported by Mandy Chew
Linda reported that there was no change in the membership, holding steady at 488.
- 11. Report on Maintenance and Beautification: Bill Stafford, Terry West, Geoffrey Smith
 - a. Terry recommended that the scheduled bush hogging again be postponed. All agreed the entry looked good and cost savings are important to offset utility overages.
 - b. Leaning tree on Clubhouse and the fallen tree at the entry have been removed. Both areas look neat and clean. Discussion continued regarding the aftermath of the most recent hurricane (Isaias) and tree trimmings being deposited on the street which prevents proper drainage. The City is soon to release a new brochure detailing the procedures for tree trimming disposal. The GPOA will then be able to direct residents' complaints to this document. See agenda item #15 e.

- c. Repair of Nature Preserve Parkway - Bill will be contacting Freddy Brown to discuss the possibilities for repair.
- d. Fountain, fountain repair lights and fountain in Bear Park – Geoffrey reported that there have been no repairs needed at the entry fountain in over a year. Maintenance is needed to clean 4 plugged nozzles of debris, otherwise, all is running smoothly. All recognized the time and effort Geoffrey has invested in this and other GPOA projects. Discussion continued regarding the possibilities for an additional fountain at Bear Park.
- e. Repainting of Greenbrier Sign – This continues to be postponed.
- f. Rhona announced that a complaint was received regarding the grassed area on Southern Hills Drive that has not been maintained. The resident intends to speak with Jerry Briele.

12. Community Watch Discussions: Paul DeVenuto

- a. Paul recounted a recent complaint regarding the “reentry” cards used during emergency evacuations. No further communication was received.
- b. Community Block Watch Captains – Rhona inquired as to the status of the email contact listing of current Block Captains. Paul is working to complete this task by September.
- c. Speed Sign Flag Project – The former red flags have been replaced with lime green. Paul indicated that these flags seem to deter thievery as he has not had to replace any thus far. Residents continue to comment that this has made an impact on the posted speed limits in Greenbrier. Rhona, all thanked Paul for his continued vigilance in this project.
- d. Paul announced that a home break-in had recently occurred. The New Bern Police were able to apprehend the suspect within 12 hours. He requested that Greenbrier residents continue to be alert and report any unusual activity.
- e. A discussion followed regarding the recent sighting of a Bobcat in the area.

13. Social Activities for 2020: Colleen Iacch

Rhona announced in Colleen’s absence that no social activities are planned for the near future. She then quired the Board as to the possibilities of repeating the luminaria event held last year. Discussion followed.

14. HOA Council: Rhona had no new information to report.

15. Old Business:

- a. Letters to Realtors - Mandy reported mailing 11 letters to current listing agents of property in Greenbrier in July. No further mailing to realtors has been made.
- b. Storage Unit Investigation – Geoffrey reported that the management has again changed. The item was postponed until he can research other storage venues.
- c. Purple Martin Birdhouse Restoration – Geoffrey reported that he now has the materials needed to refurbish the birdhouse. He hopes to complete this project by fall.
- d. Work on Foundation – Rhona, Bill, and John Robinson met in July to discuss this item. Rhona continues to explore this issue.
- e. Complaint at 1800 Peppercorn and 3002 Peppercorn regarding debris. See agenda item #11 b. The upcoming New Bern tree trimming brochure will cover these issues.
- f. Document storage on Web-Site – Rhona described difficulty accessing the website today, so no new information was reported regarding web storage.

16. New Business: Bill Stafford's penultimate Board meeting – Rhona informed all that the September meeting would be the seating of the new board members and the retiring of two whose terms have expired. Discussion followed regarding the contributions made by Bill and the innovative changes he has brought to the Board during his tenure.
17. Next Board meeting: Scheduled for September 16, 2020.
18. Adjournment: There being no further business Mandy made a motion to adjourn; Geoffrey seconded; the motion carried. The meeting was adjourned at 6:09 PM.

Respectfully submitted,
Mandy Chew, Secretary