

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

Via Zoom

February 19, 2021

Present: Colleen Iacch, President
Mandy Chew, Vice President
Terry West, Treasurer
Paul DeVenuto, Assistant Treasurer
Gerry Fleckenstein, Secretary
Geoffrey Smith, Assistant Secretary
Rhona Beadle, Immediate Past President, Member at Large

Others: George Kramer, Chair ACC
Joined by phone to present the ACC Report

Bob Brinson, Alderman Candidate 6th Ward
Guest for Community Comments

Due to Covid, the regular monthly meeting of the GPOA Board was held via Zoom. After determining that there was a quorum the meeting was called to order by President Colleen Iacch at 5:13 PM.

January 20, 2021 GPOA Board Minutes:

Gerry sent the January minutes to all Board members. There were no additions or corrections. Mandy made a motion to accept the minutes. It was seconded and passed.

Community Comment:

Due to Covid restrictions, community members are not able to attend the GPOA Board Meetings. However, any resident who would like to make a comment may do so through personally contacting a board member via phone, email, postal service, etc. Comments from the community are always welcome.

Colleen introduced Mr. Robert Brinson who explained that he wanted to find out the concerns of the residents in the different areas of the 6th Ward so that if elected in the October 2021 election he would be better able to represent his constituents. To that end Colleen asked Rhona to lead the discussion as she will be sending a letter to all residents regarding the comments and concerns the GPOA received in our December voting package.

Rhona brought up the community's concerns regarding speeding issues, traffic noise, paving issues in the community, street and gutter cleaning, and issues that residents have regarding Suddenlink. Mr. Brinson thanked the Board for allowing him to sit in on our discussion and then left our Zoom meeting. The minutes will reflect some of our specific discussion about these and other topics in our committee reports.

Board Members' Reports:

President's Report:

Colleen reported on the Zoom meeting she held with Rhona and Mandy to discuss the letter that will be sent to all residents in response to their comments and questions given to the Board in our December package. Along with the Board's response to the residents' comments, a history of Bear Park will be included and a call for GPOA members to join the Bear Park Committee. Also included will be information and the petition from the Noise Abatement committee, as well as a call for GPOA members to join the committee. Rhona would like all submissions by February 28, so she can get the packet to the printer and then have the pony express deliver it to all residents. You must be a GPOA member in order to sit on a GPOA committee.

Colleen thanked Linda Dodge for her work on the 2021 Directory. The new streamlined directory has been well received.

Mandy and Gerry raised the question of naming a Person of the Year this year. Mandy made a motion that we should move forward with this award. It was seconded and passed. Rhona and Gerry will work on this project.

Vice- President's Report:

Mandy reported that she did send a letter to the Mayor and Aldermen of the City of New Bern thanking them for their help in trying to solve the issues with Suddenlink. Mandy also reported that she did not send a letter to Jerry Cox in response to his comment regarding distribution of Covid vaccine information. He did not ask for a response. However, it was suggested that moving forward any resident who comments on an issue or asks a question should receive a response from a board member. Mandy also sent Melody Anisko a "Thank You" house plant for her work on the Luminaria project.

Treasurer's Report:

Terry reported that YTD we are still on track with the budget and we remain financially sound. At Rhona's suggestion and with agreement from the Board we have paid to have all the "Yard Sale" signs refurbished at one time rather than over a three year period because we were offered a discount to do them all at the same time. Mandy made a motion to accept the YTD budget as information. It was seconded and approved.

Terry and Geoffrey are still checking on storage units. We will need a climate-controlled unit and we are inquiring about the cost and availability of the next size up. Our insurance policy with the Insurance Center is coming up for renewal and it was suggested that we review our coverage and costs. Geoffrey has contacted Reed Whitsett of Wade Associates Insurance to review our current policy to see if any changes need to be made and if we can get a lower cost. As of now we pay \$2,364.

Secretary's Report:

In the past we have sent out a letter to realtor with information regarding our covenants and how to get Greenbrier info on-line. Mandy had sent out a letter last spring and last fall. As of this date only two realtors had listings in Greenbrier and one house was for sale by owner. Gerry sent the home-owner a letter with the information so she could give it to any future buyer, but decided to wait before sending a letter to the realtors. Rhona suggested that after the pandemic is over that we meet in person with the Board of Realtors to explain about our covenants so that more realtors are familiar with how Greenbrier is organized.

Past President and Member at Large Report:

Rhona will continue to organize a Women's Club in Greenbrier.

Rhona will finalize her letter to the residents regarding their questions and concerns and have it delivered shortly. Board members thanked Rhona for the letter which is very well done and covers concerns received from residents.

Standing Committee Reports:

ACC Report:

George Kramer phoned in the ACC report to the Zoom meeting.

George reported that there were eight ACC applications this month.

GPOA- ACC Action Recommendations Thursday, February 11, 2021

Applications Received: Com. unanimously endorsed recommendations with exception of Michael Waring's fence extension as the height exceeds covenant guidelines.

Deck Installation:

Janet Routier, 315 Augusta Court (2021-006)-Section IV-A. Expand existing deck with 12x22-foot matching material structure. Reviewed by D. Babb and G. Kramer.

Driveway Expansion:

Yon Chen, 13 Oak Hill Lane (2021-002)-Section V. Expand existing driveway one vehicle width with walkway connected to rear porch deck. Reviewed by T. D'Arco and G. Kramer.

Fence Extension:

1. Michael Waring, 3105 Peppercorn Road (2021-004)-Section I. Add two eight-foot-high fence sections to existing fence located adjacent to property line. Reviewed by L. Costello and G. Kramer.
2. Julliana Raymond, 102 Southern Hills Drive (2021-009)-Section V. A 50x40-foot, 54-inch-high aluminum fence connected to rear deck with two 4-foot walk gates. Reviewed by T. D'Arco and G. Kramer.

Generator Installation

Doug Sudduth, 603 Winged Foot Court (2021-007)-Section III. Gas-fired generator in enclosed back yard. Reviewed by L. Costello and G. Kramer

Staircase Railing Installation:

Anthony Pressley, 101 Oak Hill Lane (2021-003)-Section V. Wrought iron railing on front porch/ steps. Reviewed by T. D'Arco and G. Kramer.

Tree Removal:

1. Anne Landin, 506 Shinnecock Court (2021-005)-Section II. Eight Oak and Pine trees located close to residence and driveway causing foundation damage leaving 80+ trees on property. Reviewed by Lou Costello and G. Kramer
2. John Imbriaco, 1321 Pine Valley Drive (2021-008)-Section VI-1. Three Gum and one Pine Tree on back side of property; 12 trees remain. Reviewed by G. Kramer and P. Shafer.

A motion was made by Rhona to approve all the applications except Mr. Waring's application. The motion was seconded and passed. Mandy made a motion to deny the Waring application because it does not comply with the covenants even though he had been issued a previous variance. The motion was seconded and passed. George will contact Mr. Waring to tell him of the Board's decision and as a question was raised, will also determine if the fence is too close to the property line which would also be against the covenants.

Mandy reported that the work at 103 Oak Hill Lane had already been done. George confirmed that Mr. Chen had been informed that he needed to wait for approval before any work was to commence. Mandy will write a letter to Mr. Chen reiterating the process.

In order for all Board members to receive the completed applications of the ACC for review before the board meeting, it was recommended that George send the applications to Gerry after the ACC meeting and Gerry will get them to the board members.

It was reported that there are three RV's still parked in residents' driveways. One resident knows she is non-compliant and has refused to move the RV. George has contacted the other owners and has been assured that they are working to make other arrangements for storage of the RV. The GPOA Board will continue to work on the issue of RV parking. It was suggested that an RV owner could apply to the Board for a temporary variance. The ACC must remind residents of this option.

Membership Committee:

Gerry reported for Chair Linda Dodge on the status of membership. As of this meeting we have 448 GPOA members. To date we have 63 previous members who have not rejoined for 2021. Linda asked the Board to make personal phone calls to these former members to discuss their reason for not joining this year and, also to remind them that the GPOA provides many benefits to the whole community and we are asking for their support. Gerry will get the information from Linda and will distribute lists to the GPOA Board. Terry asked that the whole list be forwarded to him so he could keep track of payments and Gerry will do this.

Colleen mentioned that one resident asked for a discount because she could not afford the \$75 fee. The Board determined that discounts on dues will not be given as our dues are relatively small and it would also be unfair to all dues paying members.

Safety Committee:

Rhona had previously discussed the safety issues that will be addressed in the report to the community such as speeding issues, traffic noise, drainage, and street paving.

Recently the City of New Bern Traffic division had temporarily installed several pole mounted speed display units on Pine Valley. Paul and Geoffrey have been in communication with the City about this issue. These are battery operated and while the batteries are charged they display a car's speed, but even after the visual display is not working the unit does pick up data. The data is not personal data, but rather info as to how many cars, speed of cars, etc. Geoffrey has been in touch with the traffic department to see if the units can be moved to other streets in the community like Clubhouse Drive and if some of the general information could be shared with the community. Depending on whether the units are battery operated or solar powered the costs range from \$2,600 to \$6,500.

Paul will continue to put colored flags on the speed signs to draw people's attention to the speed limit and remind individuals to be good neighbors and observe the speed limits.

The city of New Bern has a schedule for the resurfacing of roads and Colleen and Mandy will see if they can obtain a copy of the schedule for Greenbrier.

Paul reported on the Community Watch Program. Mandy had suggested that we laminate a card with all the emergency phone numbers that a block captain might need so that it could be readily available when necessary. Paul and Mandy are working on this.

Beautification and Maintenance:

In the community comment section of our meeting Rhona had reported on the issues regarding beautification. Colleen will contact the members of the committee that does the work on the college entrance to discuss anything the Board might be able to do to help them in their work. They are to be congratulated on their dedication and work on this project. We will continue to work with our Landscape Contractor to assure that the beauty of our public areas is maintained.

The question of Alligator Weed and the carp in the ponds in Greenbrier was brought up. Except for Bear Park the ponds in the community are owned by The Emerald. The Board has worked with the Emerald to address these problems. This will be further explained in the letter to the community.

Pavement of road surfaces is the responsibility of the City. Mandy and Colleen will check with the City to obtain a schedule of paving projects for Greenbrier.

Street cleaning is done by the City of New Bern, but able-bodied residents are encouraged to help keep drains clear of pine needles and other debris.

Mailbox specifications can be reviewed on the website at greenbriernc.org. Resident Skip Buckley has helped residents replace their boxes with covenant compliant stands.

Social Activities:

Rhona is hoping that with vaccine distribution continuing we might be able to have some social activities this summer if the Covid guidelines of the state allow. At this time we are in a holding pattern.

Ad Hoc Committees:

Noise Abatement:

Colleen will have the petition regarding noise abatement to Rhona by February 28 so that our community comment response package can go to the printer. Along with the petition will be a request for GPOA members to join the committee. As with all GPOA committees only GPOA members can serve as members.

Bear Park Project:

Geoffrey will have information on the history of Bear Park to include in our community letter. He hopes to get ideas for future plans and use of the park and to ask GPOA members to join the committee.

Geoffrey reported that he has three quotes price quotes for the installation of the electrical meter and breaker box at Bear Park. The quotes all come in around \$1,000. Further discussion of this issue was tabled until our next meeting.

New Business:

Due to time restraints all other business was tabled until our March meeting.

Next Scheduled Meeting:

The GPOA Board will meet on **Thursday, March 18, 2021 @ 5:00 via Zoom.**

A motion to adjourn the meeting was made by Gerry, seconded, and passed. The meeting was adjourned at 7:03.

Submitted by Gerry Fleckenstein, Secretary