

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING
January 15, 2020, at 5:00 PM
The Emerald

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

Others Present: George Kramer, Chair, ACC

1. Call to Order: President, Rhona Beadle, called the meeting to order at 5:01 PM.
2. Roll Call: Board members signed into the meeting and a quorum was established.
3. Community Comments:
There were no residents present nor issues raised, the comments section was closed.
4. Approval of Minutes: Meeting Minutes for November 20, 2019 – Mandy Chew
The minutes of the November 20, 2019 meeting were reviewed. Corrections were made by Rhona regarding agenda page 1 item #4 whereby the video cost is \$3,000 vs. \$1,000 reported, and page 3 item #8 b. correction of a typographical error from \$1,80; to \$1,800 (checks received) and \$8,00; to \$8,000 (membership dues). A motion was made to accept the minutes as amended by Paul DeVenuto; seconded by Terry West; the motion carried. The minutes will be posted on the website in PDF format.
5. Report of the President: Rhona Beadle
 - a. Foul Pool remediation – Rhona reported the steps taken to contact Pat Feury residing at 1239 Pine Valley Drive. Two certified letters were mailed, and both refused. Rhona telephoned the owner and left a message asking for a meeting, which is yet to occur. Rhona then detailed the options researched by David Chew for the Board consideration. The recommendation made was that the GPOA file a formal complaint via City Alderman to the City of New Bern Building Inspector under the NC Gen. Stat. 160A-193(a), Abatement of public health nuisances. Paul requested that the City's Health Department be included in the formal complaint. Following further discussion, a suggestion was made to meet with Mr. Feury the following day. If of no avail within 30 days, the GPOA will consider action to file a complaint with the City.
 - b. Policy regarding anonymous complaints – Rhona stated that she has received an anonymous complaint in her newspaper box, and asked for a history of such complaints and what action taken by the ACC. Following discussion, the consensus was that complaints made to the ACC/GPOA must be signed by the complainant, and Rhona will state this in her upcoming letter to residents.

- c. Luminarias – Rhona gave a brief summary of the candle lighting event and informed the Board that a meeting was scheduled for the following week, to evaluate the event and determine how to make it better in 2020. All agreed that the display was a beautiful addition to the Greenbrier community, and well received by the residents.
6. Report from ACC Liaison: George Kramer
- a. ACC Applications recommended for Approval (Minutes attached)
 - b. Variance request: 3302 Peppercorn Court – Pool, Fence and shed requested (application is attached), from Mr. Timothy Brooks. Rhona stated that she invited Mr. Brooks to attend this meeting, but he declined. George gave a review of the request and map showing the placement of the pool, fence and shed. The ACC recommended approval for this variance request. Discussion followed to include the fence height, use of a wrought iron fencing, additional foliage and surrounding neighbors’ input. The variance would include the additional “out” building and an extended 6’ fence. The recommendation was to approve a 5’ fence, combine the “garage” with the “out” building and reconfigure the fence to conform to the existing house parameters. Paul made a motion that the owner extend the shed to include the pool house, and conform to the existing 5’ fence covenant, in line with the house; Mandy seconded; the motion carried. Terry volunteered to speak with the owner the following day with the approved recommendations.
 - c. Rhona reported her conversation with Duke Power regarding the cleanup of debris along the power lines. Duke stated that the process is taking longer than expected but will complete the task as soon as possible (hopefully early Spring).
 - d. Set dates for Work Sessions: Pools and Screening of Trash Receptacles – All agreed to a work session on Sunday, 2/2, 2:00-4:00 PM hosted by Rhona.
7. Report of Treasurer/Finance: Terry West
- a. Terry reported the 2019 budget expenses have been accounted for except for the ad revenues. Rhona stated that Bill has \$8,900 in advertisements for the GPOA directory. Rhona inquired as to the repayment of approximately \$6,000 transferred from the money market to cover shortfall expenses at the end of the 2019 calendar year. Terry stated he would research and report to the Board. Terry stated that 220 membership dues, totaling \$17,375 had been received, and \$850 in gifts. The checking account totals \$31,445 and the money market totals \$8,042. Total revenue is approximately \$40,000. Mandy made a motion to accept the financial report as information; Paul seconded; the motion carried.
 - b. Terry stated that the “cut-over” from Sound Bank (as a result of the bank’s closure) to CresCom was completed.
8. Report of Communications: Rhona Beadle
- a. Web-Site – Rhona informed the Board that the new website would now be greenbriernc.org. The complete transfer will take approximately 6 months.
 - b. GB Mail – Bud Curtis requested help with this communication tool. Rhona stated that no one has volunteered to date. She will include a request for help with this task in her GPOA letter in the upcoming Gazette.

- c. GPOA mail – Rhona reported the continuing transfer of emails from the older system to the new, and the limitations associated with sending bulk mail to the volume of GPOA residents. Work continues to streamline this communication tool.
- 9. Report of Membership: Mandy Chew for Linda Dodge
Linda reported 220 members (1 member moved) for January representing 33% of the 657 households. Membership notices will be combined with the delivery of the Directory at the end of January. HOA memberships total 48 for the month. Thanks to Linda for the increased number of HOA memberships in 2019!!!
- 10. Report of Maintenance: Terry West
 - a. Front Island Power Washing – Terry reported that with the holidays he and Bill had not been able to address the power washing of the front entry island. He committed to complete this task within the next few weeks. Paul will coordinate with Terry and the New Bern police department. Geoffrey Smith will be attempting to renew the paint on the College Entrance signage in the future.
 - b. Repair of the Nature Preserve Walkway – Rhona reviewed the quote received from Bobby Cahoon Construction, Inc. dated November 26, 2019. The total renovation including supplies is \$49,920.00. This proposal does not include electrical work, permits, potential engineering drawings, or backfill. The proposal was in effect for 2 weeks following the date of delivery. Discussion followed. A suggestion was made for the GPOA to fundraise a portion of the cost then approach Weyerhaeuser for the remainder. (See item 13, page 4 for further discussions on fundraising activities for this and other projects.) It was recommended that the Board seek at least 2 more quotes from vendors. Rhona asked for recommendations.
 - c. Dead Tree on Clubhouse along Innisbrook – Bill was to investigate this issue but has not reported. The tree is still there, and Rhona will follow up.
- 11. Report of Community Watch Discussions: Paul DeVenuto
Paul reported on the blood drive - it was well attended. Jim Morrison has given Paul all the information he has retained, on a thumb drive, and Paul is making calls to the prior block captains. Paul continues to work to obtain providers for CPR training including the American Red Cross, Carolina East, the New Bern Health and Fire Departments, Craven County Senior Center. The costs quoted by these providers range between \$12 - \$30 per person. Paul also spoke with Jerry Briele (The Emerald) and he agreed to provide the space without charge and requested that his staff be invited to participate in the training. “A win, win” Rhona stated.
- 12. 2020 Directory: Bill Stafford (Absent)
Rhona reported that Bill has collected \$8,900 for the Directory so far. He has 1 remaining commitment to collect. Once completed the Directory will go to print.
- 13. Social Activities for 2020: Colleen Iacch

- a. Valentine's Day – Colleen discussed the February 14th event with Chef Denise. More information will be forthcoming as plans develop between Colleen, Bill, Rhona and Denise.
 - b. Easter Egg Hunt – Colleen will be spearheading this event.
 - c. Burger Nights – 2020 (5 events to be scheduled)
Colleen will be coordinating with all groups involved in sponsoring each event. She will be coordinating with Jerry and Denise. She suggested that all events hold a 50/50 drawing to raise money for some projects, e.g. the Nature Preserve. At the end of the summer events, the community would decide between 3 projects where the funds would be allocated. Discussion followed.
 - d. The GPOA's 25th anniversary celebration was discussed. No firm plan was adopted for this event, but several ideas were mentioned.
14. HOA Council: Rhona had no new information to report from the HOA Council.
15. Old Business: Rhona asked Colleen the status of the Noise Abatement Committee. Colleen indicated she will initiate a request for volunteers to contact her. She will be researching noise abatement initiatives at the local, state and national levels. Rhona indicated she wanted to work with Colleen and the committee in this effort.
16. New Business: Paul recounted our discussions on road/traffic safety. Discussions including signage "no right turns on red", the accident history at the intersection at Greenbrier/Glenburnie, and warning flags attached to the existing speed limit signs to deter speeding. Several other suggestions were made including, off duty policing and speed bumps. Paul will continue to research these alternatives.
Terry and Colleen reported their conversations with the owner of the Postal Annex. The decision was made to continue with the current providers for printing and like services unless the GPOA receives the same discount as being presently offered. All agreed.
17. Adjournment: There being no further business Colleen made a motion to adjourn; Paul seconded; motion carried. The meeting was adjourned at 6:59 PM.

Respectfully submitted,

Mandy Chew, Secretary