

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING
November 20, 2019, 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

Others Present: George Kramer, Chair, ACC
Joan Atkinson, ACC Member

1. Call to Order: The 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:
Ms. Atkinson informed the Board of the increased noise along Route 70 and Glenburnie Road. Her home is located at 908 Innisbrook Ct. She requested that the GPOA consider joining a Traffic Noise Study being conducted by the River Bend community. Rhona shared information that she and Bill received in a meeting with City officials, Mayor Outlaw and Jeffrey Odom concerning the expansion of US 70, expansion of the bridge at the intersection at the Craven County Community College, and the future I 42. Noise abatement walls and the planting of trees as a buffer were discussed, but without resolution. Rhona suggested a committee be formed with a liaison to the City to study this issue. Mandy made a motion to establish an Ad Hoc committee to join in a noise abatement study to find ways to improve the noise levels for the Greenbrier area and adjoining US 70; Colleen seconded the motion; the motion carried. Discussion followed concerning the need for this initiative to include a wall and trees as a buffer. Colleen offered to be a part of this committee. Rhona also addressed the blasting by the Martin Marietta Corporation and the reverberations occurring in Greenbrier.
4. Website Addition – Bill Stafford presented a video (about 1 min in duration), he has been working to produce for the website, in conjunction with LCA. The current video has been in use for about 3 years. This video centers on the Greenbrier development, then expanding to include the City of New Bern and surrounding areas. The video costs \$1,000 and Bill is soliciting sponsors to cover the costs. He hopes to have this up and running in January 2020. The Board was very pleased with the video and the direction Bill has taken to direct the project.
5. Approval of Minutes: Meeting Minutes for October 16, 2019 – Mandy Chew
The minutes of the October 16, 2019 meeting were reviewed. Geoffrey Smith made a motion to accept the minutes as presented; Paul DeVenuto seconded; the motion carried. The minutes will be posted on the website in PDF format.
6. Report of the President: Rhona Beadle

- a. Motion to Request Reduced Speed Limit on Glenburnie South – Bill knows someone at the NC DOT who might be able to help if the City and County decline to take any action.
 - b. Winter Membership Meeting Feedback – Paul, Colleen and Mandy offered comments from attendees at the meeting. The issues discussed were: the informative recycling presentation, reducing speed limits throughout Greenbrier with the addition of flags similar to those in Holly Ridge on the existing speed limit signs (a Community Watch initiative); culling of the deer population; CPR classes (another Community Watch initiative); yoga classes (need to be discussed with Jerry and consider the liability); non-compliant resident issues; use of UPSP printing services.
 - c. Southern Hills Drive – Mowing
Rhona shared the letter she had had delivered to the residents on Southern Hills Drive regarding the grassy area once tended by one of the residents. The property is owned by The Emerald. The Emerald will maintain the property using week killers rather than mowing. The letter invited residents to volunteer to mow the area.
 - d. Luminaria – Rhona briefly discussed the history of Luminaria in Greenbrier. She suggested that the GPOA undertake this holiday event again, but in a limited fashion. She suggested placing the Luminaria at the CCC entrance and the Greenbrier/Glenburnie entrance. She stated the cost of the bags, the candles and other supplies – totaled approximately \$400. Discussion followed initiated by Bill involving fire hazards, volunteer participation, the time involved and the cleanup. After a lengthy discussion, primarily involving safety, Bill offered to underwrite the project through his company, Stafford Entertainment and Talent. A motion was made to accept this generous gift from Bill by Colleen Iacch; seconded by Paul DeVenuto; the motion carried. Bill Stafford abstained from voting. The Board thanked Bill for his support and generosity.
7. Report from ACC Liaison: Geoffrey Smith and George Kramer
- a. Recommended for Approval:
 - i. Installation of an awning over the entry door to the garage 502 Mulligan Court. Following discussion Bill Stafford made a motion to approve the awning addition; Geoffrey Smith seconded; the motion carried.
 - ii. Tree Removal Requests; 310 Meridian Court; Wayne D’Arco 504 Mulligan Court. There is no necessity for the Board to vote on the tree removal requests as both are within the ACC’s discretion to control since the trees are dead/dying and those on Meridian Court have already been removed.
 - iii. A complaint from 1800 Peppercorn Court regarding garbage/trash bin storage at 1803 Peppercorn Court. The ACC has reviewed the complaint and Rhona has personally visited and spoken with the owner of the property. The issue has been resolved and a recommendation made that a letter is sent to the owner of 1803 thanking him for taking steps to correct this issue. Mandy Chew made a motion to accept the decision of

the ACC with Rhona's input; Paul DeVenuto seconded; the motion carried.

- iv. Geoffrey then led a discussion regarding the "empowering" the ACC to use their discretion regarding dead/diseased tree removal. The discussion included Loblolly and Long Leaf Pines, and the need to educate residents in the difference. Discussion followed. Bill requested that any motion be tabled to give Geoffrey time to formulate guidelines for the ACC to follow in this issue; Mandy seconded; the motion carried. Geoffrey abstained.
- v. Swimming Pool discussion as a result of inquiries from realtors on behalf of potential buyers in Greenbrier. Rhona announced that the Board will be taking this issue up during 2020 as there is no stated City or GPOA guideline swimming pool policy.

b. Rhona addressed the 2nd Letters for Non-Compliance

- i. Mr. and Mrs. Hill – Rhona outlined her conversation with Mrs. Hill regarding the mailbox replacement. Mrs. Hill indicated she would write a letter to the Board describing extenuating circumstances.
- ii. Mr. and Mrs. Rollins – no response, however several of the items in the driveway had been relocated. Remaining was the BBQ.
- iii. Mr. Feury – no response and no acceptance of certified letter (which was also sent via regular mail as well).

Rhona proposed that the first issue to be researched is the non-compliant pool maintenance and asked that David Chew research this topic and report to the Board in January. Bill also wants a legal opinion on Greenbrier covenants.

- iv. Mandy informed the Board of a request from Linda and Jack Kerr regarding the need for lawn maintenance at 107 Oak Hill Lane. No action will be taken until the guardian has been notified and has given permission.

8. Report of Treasurer/Finance: Geoffrey Smith and Terry West

- a. Budget vs. Actual YTD ending 10/31/19. Geoffrey presented a financial summary for the YTD 10/31/2019 at the winter meeting on Sunday, 11/17. At that time the cross over from the now closed Sound Bank to the new bank, CresCom, had not been completed. The summary of this report is attached.
- b. Terry resumed the discussion with the current status of the bank transfers and balance. As of tomorrow, 11/18 the balance in the account will be \$35,291. This does not include checks received, approximately, \$1,800; the money market at approximately \$8,042; membership dues received (108) at approximately \$8,000; \$350 in gift; and ad sponsorships that Bill stated that he has received. He anticipates 2 remaining sponsorships to be collected. Discussion followed regarding the use of a monthly balance sheet, as requested by Steve Jones in the meeting on Sunday. Bill suggested that this be the report used for monthly financial information. Terry agreed to provide this going forward. Mandy made a motion to accept the financial report as information; Colleen seconded; the motion carried. Bill suggested posting the balance sheet on the website. It should be

called a monthly financial report. Terry indicated he would be providing this report going forward

9. Report of Communications: Rhona Beadle

- a. Web-Site – Rhona again informed the Board that the new website would now be greenbriernc.org. due to the inability to lcontact the individuals who initially set up the system. Geoffrey stated that this designation will be viable for the next 20+ years. Paul DeVenuto made a motion to change the designation from .com to .org; Geoffrey seconded; the motion carried.
- b. GB Mail – Bud Curtis has requested help with this communication tool. Rhona explained that Bud has maintained this system for a very long time, and simply needs help registering new residents. Rhona stated that there is another communication system – Nextdoor, but this system has no connection to the GPOA mail nor GB Mail. Rhona stated that GB mail would continue to be maintained by Bud, and that our only involvement would be to assist as needed.
- c. GPOA mail – Rhona stated that all is moving forward. Linda is taking care of enrolling new members

10. Report of Membership: Mandy Chew for Linda Dodge

Linda reported 510 members for November 2019 representing 75% of the 657 households. This is the highest membership recorded in the history of the GPOA, exceeding the 501 nearly 10 years ago. In addition, the HOA memberships increased, showing 61% in 2019 vs. 59% in 2018. The Welcome reception in October attracted 60 new residents, including children, and all had fun meeting and greeting. Congratulations to Linda!

11. Report of Maintenance: Bill Stafford and Terry West

- a. Front Island Power Washing – Bill and Terry will power wash the curbing along the front entry island on 12/9 and 12/10. Bill requested that Paul notify the NB Police and ask for assistance while the washing takes place.
- b. Christmas Décor – Front Island - Bill will transport the reindeer decorations to David (Chew) on 11/30 for assembly. The Board is invited to meet on Sunday at 1:30 at the entry Island, to place the deer, and decorate the holly trees with lights.
- c. Dead Tree along Greenbrier – Rhona reported that the tree belongs to the homeowner, per the City. The City will contact the homeowner and request that it be removed.
- d. Dead Tree on Clubhouse along Innisbrook – Bill will investigate the location of the tree and get back to the Board.
- e. Repair of the Nature Preserve Walkway – Rhona is awaiting a quote for the repairs of the Walkway from Bobby Cahoon. Bill suggested that Rhona contact Jan Cahoon for assistance.

12. Report of Community Watch Discussions: Paul DeVenuto

Paul reported on his recent discussions with Jim Morrison. Jim has given Paul all the information he has retained, on a thumb drive. Jim will be available for help as needed. Paul continues to work with the Police Department to development

the Community Watch; coffee with the “cops” and reinstitute the GPOA block captain involvement. He will work on the flags for the speed signage and the CPR classes for residents. He also reported that the Ring Doorbell does have a discounted rate for HOA, but it is not that significant. Rhona thanked Paul for undertaking the renewal of these safety initiatives.

13. 2020 Directory: Bill Stafford

Bill reported that he has collected \$6,200 for the Directory so far. He has 2 remaining commitments to collect. Once completed the Directory will go to print. He has successfully raised \$1,000 for the video presentation and states that the GPOA will need to make payment soon for these services.

14. Social Activities for 2020: Bill Stafford and Colleen Iacch

- a. Lewis’n’Clark – scheduled for December 3rd. Bill encouraged all to push ticket sales.
- b. Colleen announced that a celebration of the 25th Anniversary of the GPOA is being planned with Linda Dodge
- c. Valentine’s Day – Bill has nothing scheduled yet. Colleen stated she would be working on this.
- d. Easter Egg Hunt – Colleen will work with Janet Routier on this project.
- e. Rhona announced that Karl Allgauer and family would be relocating to Myrtle Beach and would not be available to assist in any events in 2020. Sad news!

15. HOA Council: Rhona had no new information to report from the HOA Council.

16. Old Business: No issues were discussed.

17. New Business: The next meeting date was discussed. Rhona reminded the Board that there is no meeting in December due to the holidays. If the ACC needs assistance during this time, an emergency call by the President and 3 Board members will be available to assist, should the need arise. The next meeting will be held on 1/15/2020. Bill reminded the Board to begin planning for Valentine’s Day. Performers will be booked early, so we need to give Colleen direction.

18. Adjournment: There being no further business Bill made a motion to adjourn; Mandy seconded; motion carried. The meeting was adjourned at 7:13 PM.

Respectfully submitted,

Mandy Chew, Secretary

Attachments in addition to Board Reports are:
Letter to Southern Hills Drive Residents
Certified Letters to 3 Homeowners

Resignation Letter from Dan Cashman