

**GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING**  
**September 25, 2019, at 5:00 PM**  
**The Emerald**

Present: Rhona Beadle, President  
Linda Dodge, Vice President  
Mandy Chew, Secretary  
Geoffrey Smith, Absent  
John Robinson, Member at Large  
Dan Cashman, Member at Large  
Bill Stafford, Immediate Past President

Others Present: George Kramer, Chair, ACC  
Lou Costello, ACC and New Bern Stormwater Management Committee  
Paul DeVenuto, GPOA Board Elect  
Colleen Iacch, GPOA Board Elect  
Terry West, GPOA Board Elect  
Rochelle and Bill Gibney  
Ruth and George Powers

1. Call to Order: The President, Rhona Beadle, called the meeting to order at 5:02 PM. Rhona Beadle asked that all in attendance introduce themselves, as this was a reorganization of the GPOA board. She then welcomed the Gibney's and the Powers to the meeting. Both were attending to discuss agenda item 7.a. on the formal agenda.
2. Roll Call: Board members signed into the meeting and a quorum was established.
3. Community Comments:  
There being no further community residents in attendance nor comments raised, the discussion was closed.
4. Old Business:
  - a. Approval of Minutes: Meeting of August 14, 2019 – Mandy Chew  
The minutes of the August 14, 2019 meeting were reviewed. Linda Dodge made a motion to accept the minutes as presented; Bill Stafford seconded; the motion carried. The minutes will be posted on the website in PDF format.
  - b. Report of Treasurer/Finance: Year to date vs budget as of August 31, 2019:  
Geoffrey Smith  
Geoffrey presented a colorful YTD budget report indicating actual vs. budgeted expenses. He stated that he transferred \$9,000 from the CD account into the Money Market account. This is done to continue to pay for any outstanding expenses until the Greenbrier directory ad sales, and the 2019/2020 dues have been received, at which time the \$9,000.00 will be transferred back to the CD account. He indicated several line items that had been budgeted were not used

or had been underutilized: Bear Park irrigation (project deferred to 2020) which then paid in part for the new entry fountain; legal fees; and a \$1200 insurance fee that had been undercharged.) Also, additional donations have been received from GB residents. "The Wall" expenditure was \$7,053 vs. \$6,620 ((\$432 overage). Bill Stafford announced that an additional \$760 would be forthcoming from the insurance adjuster, which more than covers the overage. Discussion followed. Mandy made a motion to accept the report as information; Linda seconded; the motion carried.

5. Reorganization of Officers for Period 9/19 – 9/20:

Rhona asked that John Robinson, Board parliamentarian, to guide us through the process. Once the new chair has been elected, he/she will preside over the new Board; the old Board will be retired; nominations/motions/approvals will be made to replace the old Board. Bill stressed that this is not the procedure that had been followed in the past and asked that it be noted in the minutes.

Following discussion

Nominations/motions/approvals were made for the following positions:

- a. President – Rhona Beadle nominated by Bill Stafford; seconded by Paul DeVenuto; motion carried.
- b. Vice President – Rhona nominated Geoffrey Smith; seconded by Mandy; motion carried.
- c. Treasurer – Rhona nominated Terry West; seconded by Paul and Bill; motion carried.
- d. Assistant Treasurer – Rhona nominated Colleen Iacch; seconded by Paul; motion carried.
- e. Secretary – Rhona nominated Mandy Chew; Bill seconded; motion carried.
- f. Assistant Secretary – Rhona nominated Paul DeVenuto; seconded by Bill; motion carried.
- g. Member at Large – Rhona asked Bill Stafford to continue in this position and he agreed.

Following the nominations and elections of new officers, John Robinson and Linda Dodge were thanked for their service and were retired. John exited the meeting as did Lou Costello.

- h. With the formation of the new Board, Rhona asked for suggestions for the monthly meeting date and time. Several suggestions were made. Rhona will speak with Jerry/Denise to determine the availability of The Emerald and email the Board with the results.
- i. Rhona excused the Board from the meeting to have photos taken of the new Board, as the photographer had arrived.

6. Report from ACC Liaison: George Kramer

Rhona requested that the Inverness Ct. issues be heard beforehand.

- a. Presentation by Rochelle and Bill Gibney and Ruth and George Powers regarding the potential development of lot 287 and the drainage easements on lots 286

and 287 and portions of lots C, D, and E (wetland lots). (See attachments provided to the Board).

Rochelle Gibney described the current drainage in Inverness Court, specifically a 20' drainage easement on the property line of lots 286 (103 Inverness Ct owned by Ruth and George Powers) and lot 287 (under contract of sell future development). This easement is primary drainage from Inverness Ct. and Laurel Valley Dr. to a ponding area in wetlands lots. The overflow drainage the pond is provided by an open trench to an underground culvert that runs under the 17<sup>th</sup> hole of the golf course. Inverness Ct. does not have a permanent underground stormwater management system (SWM), but rather an earthen "ditch" which is inadequate. When severe storms arise (Florence, Dorian) the "ditch" fills with debris and the "wetlands" fill to capacity. The Powers (lot 286) have primarily maintained this drainage ditch with occasional assistance from the City. The potential clearing of and infill for construction on lot 287 may have adverse effect on an already inadequate drainage system.

The Gibney's and Powers have been working with Lou Costello, the ACC and Avery Smith, Superintendent of New Bern's Stormwater Maintenance to enlist their aid in providing an adequate SWM in Inverness Ct. and to ensure that all oversight by ACC regarding New Home construction is adhered to.

Bill asked the Gibney's and Powers what they wanted from the GPOA; they simply wanted the "support" of the GPOA Board in these efforts.

Bill suggested that Lou Costello was their best advocate with the City of NB, and he had the ear of the Board. Both the Gibney's and Powers stated their appreciation for the involvement of the Board, and their recommendations. They will keep the Board apprised of their progress. The GPOA thanked them for their careful research and presentation.

- b. Recommendations from September ACC Meeting (Attached) George Kramer  
The number of requests for the year is 66, last year it was 44.
  - i. Fence: 124 Southern Hills Drive; Gables, shutters, and exterior sliding patio doors. Motion made by Mandy to approve; seconded by Coleen; motion passed.
  - ii. 133 Southern Hills Drive, roof. Since this is considered a replacement, no Board action is necessary.
  - iii. Tree removal: 152 Pine Valley Drive; 103 Southern Hills Drive; 1335 Pine Valley Drive. All requests were approved by the ACC. All requests were approved by the GPOA board in a motion made by Paul to approve the requests; seconded by Geoffrey; motion carried.
- c. Friendly Reminder Visits and Notices – Response to "Friendly Notifications" served August 2019:
  - i. 1239 Pine Valley Pool Maintenance – no response received from owner
  - ii. 4010 Shinnecock for mailbox - no response received from owner  
No further action is needed by the ACC. A letter from the GPOA under the President's signature will be sent to the owners.
- d. Response to site review for discussion:

- i. 1702 Greenbrier Ct for stump removal – no response received from owner
    - ii. 1214 Pine Valley for drainage ditch debris – problem has been corrected
    - iii. 1242 Pine Valley for boat in driveway – no response received from owner. In addition, more complaints have been received for a BBQ, golf cart, boat trailer in the driveway, and parking in front of the fire hydrant. Discussion followed. Bill suggested that the owner receive a letter and asked that the owner attend the next GPOA meeting and have a discussion with the Board.
  - e. New Complaints/Concerns: 1317 Pine Valley Drive. George reported that the owners began refurbishment of the landscaping 2 years ago, but progress has ceased. Neighbors have complained about property's appearance. George/ACC will meet with owners to discuss plans to resume/complete the work. A report will be forthcoming.
  - f. Rhona announced that Billie Ruth Sudduth's application to the ACC had been reviewed by the ACC and requested a motion to approve. Bill made a motion to approve; Mandy seconded; motion carried. Billie Ruth will represent Section IIIA.
7. Report of Membership: Linda Dodge, Membership Chair  
Linda reported 501 current members vs. 469 YTD. This represents 75% of the total households and, a 7% increase over 2018 memberships. This does not reflect 7 members who have moved and 2 who are deceased which would have resulted in a 501 total. Linda announced a Welcome Committee meeting with new residents on Monday, October 28 from 6:30 - 8:00 at The Emerald. All were encouraged to attend. Invitations will be mailed.
8. Meeting with City Officials – Rhona Beadle and Bill Stafford
- a. Egress onto Glenburnie Road – Bill met with Jeffrey Odom and other officials with DOT regarding hazardous intersections connecting Greenbrier to Hwy 17 and Hwy 70. Bill made a motion for the Board to begin negotiations with the City of New Bern to reduce the speed limit in this area from 45mph to 35mph; Coleen seconded; motion carried. Follow-up will continue. Rhona asked that a change in the timing of the stoplight be addressed in this negotiation and Bill assured that it would.
  - b. Parking of Truck and flatbed – Rhona gave a brief history of the issue for the new Board members and gave an account of the concerns from the neighbors. The issue was discussed with the City to intervene, but there is no recourse. We, as a Board, have done all that we can do.
  - c. Other – Bill reported that the City is to address a dead tree on Greenbrier Parkway between Rosemary and Pennyroyal on the Right hand side entering Greebrier.
9. Report of Directory: Bill Stafford and Linda Dodge

Bill reported \$4,600 thus far in ad sales and hopes to complete his contacts by next week. George Creathorne and Coleen have both approached businesses and are awaiting answers. Linda reported changes in the layout that will increase printing costs. Linda hopes to keep the directory to 64 pages. Discussion followed regarding reduced ad costs for qualifying non-profits. It was determined to consider a revised price for business cards only as space permitted.

10. Report of Communications:

- a. Web-Site – Linda  
Bill stated that he is working a real estate company for potential payment for a video for the Website.
- b. GB Mail – Bud Curtis requested help from GPOA in supporting GB mail which he has maintained for many years. Rhona will meet with Bud to determine what his needs are and provide any direction she can to assist. Discussion followed.
- c. GPOA Mail – Rhona was commended for her dedication and upkeep of the GB Mail. It is timely and keeps the community up to date with information.

11. Report of Maintenance: Bill Stafford and Geoffrey Smith

- a. Plantings at Front Entry on Greenbrier Parkway – Bill summarized work with Little Guys; Geoffrey will take care of the lighting. Plants will be replaced in the summer to add color. All plants are deer resistant.
- b. Strip on Southern Hills Drive – Residents did not volunteer to mow or pay for mowing during the meeting. Residents will be encouraged to approach The Emerald staff for a resolution.

12. Social Activities for 2019:

- a. Arts and Crafts Report – Mandy reported a successful event for August 10<sup>th</sup>. Kudos were expressed by the attendees as well as the participating resident artists. Over 100 attended the 2 ½ exhibit. A detailed report is attached.
- b. Pig Pickin' – Bill reported that all is set for the October 18<sup>th</sup> event.
- c. Honoring Veterans – Rhona and Linda discussed a dinner/banquet for the attendees. Discussion followed. Suggestion made to develop more specifics and include in the 2020 budget.

13. New Business: Rhona announced that Lou Costello has been nominated to the New Bern Drainage Committee. He now has an official title. Congrats to Lou!!  
There was discussion regarding the Community Watch program. Paul will speak with Jim Morrison and the contact at the Police Department to determine how best to revive and restructure this program. The Community Watch is part of a National Police program and GPOA has no plans to assume the program, merely, the GPOA wants to encourage its growth.

14. Adjournment: There being no further business Bill made a motion to adjourn; Geoffrey seconded; motion carried. The meeting was adjourned at 7:17

Respectfully submitted,

Mandy Chew, Secretary