

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING
February 19, 2020, at 5:00 PM
The Emerald

Present: Rhona Beadle, President
Geoffrey Smith, Vice President (Absent, out of town)
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
Linda Stout, Greenbrier Resident

1. Call to Order: President, Rhona Beadle, called the meeting to order at 5:00 PM.
2. Roll Call: Board members signed into the meeting and a quorum was established.
3. Community Comments:
Rhona introduced Linda Stout to the Board. Linda stated that she was just an interested homeowner and wanted to observe a portion of the meeting. Board members welcomed her and introduced themselves. There were no issues raised, the comments section was closed.
4. Approval of Minutes: Meeting Minutes for January 15, 2020 – Mandy Chew
The minutes of the January 15th meeting were reviewed. A typographical error was noted by Rhona on page 2, agenda item #7. a, changing “the” to “that” in the second line. A motion was made to accept the minutes as amended by Colleen Iacch; seconded by Paul DeVenuto; the motion carried.
The minutes of the January 27th, special meeting was reviewed. There being no corrections nor discussion, a motion was made to accept the minutes as presented by Bill Stafford; seconded by Colleen Iacch; the motion carried. The minutes will be posted to the GPOA website in PDF format.
5. Report of the President: Rhona Beadle
 - a. Foul Pool remediation – Rhona discussed the status of the property at 1239 Pine Valley Dr. and correspondence received from concerned neighbors. She then shared a drone video taken on February 19th of the property and the condition of the pool. At Rhona’s request David Chew prepared a draft affidavit for the Board to consider. Following discussion, it was recommended that a formal complaint be made by the GPOA to the City of New Bern’s Departments of Building Inspection and Health/Safety with accompanying documentation to include the drone video and the complaint by the neighbors. Rhona will contact Jeffrey Odham and inquire if an affidavit is required, if not, she will proceed to submit a letter from the GPOA with the attachments. All agreed to this process.
 - b. Willis Cable at Parkway Entrance - Rhona reported for Geoffrey Smith, who was out of town. Geoffrey observed the Willis Cable Company from Greenville disposing of “foul water” or a substance (gel) while working at the entry of

Greenbrier. Numerous tire tracks were noted. Willis is a sub-contractor laying underground cable for Suddenlink throughout New Bern. Rhona relayed Geoffrey's conversation with the Company and the substance that was discharged. The Board recommended that Rhona, as president, send a letter to the company requesting that anytime Willis performs work in Greenbrier, that Geoffrey or Rhona be contacted so their work can be monitored. All agreed.

- c. Motion to reduce the speed limit (from 45 to 35 mph) on Glenburnie (Bill Stafford) – Rhona gave a brief history of efforts to reduce the speed limit on Glenburnie (from the bridge to Hwy 17, (MLK). Colleen Iacch made the motion to reconfirm the prior motion. Bill said he would contact business owners for support and request a reduction in speed along Glenburnie to Business Hwy 17 (MLK), and submit this request to the DOT contact; Mandy Chew seconded; the motion carried. The discussion continued regarding safety issues.
 - d. Work on Foundation – Rhona expressed a need to revive work with the Foundation in securing a 501 (c) 3 designation. Rhona will contact John Robinson, a prior Board member who is knowledgeable about the issue and request his guidance.
 - e. 2020 Nominating Committee and Date for Summer Meeting – Rhona requested the Board begin planning for the summer semi-annual meeting. Geoffrey Smith will head the nominations committee. Two vacancies are upcoming. Dates for the event were discussed including day/date, time, location and inclusion of food service (burger nights e.g.). Rhona will work with the college to find available dates.
 - f. Quarter Century Celebration – Linda Dodge, prior VP to the Board, has been working on this project for some time. Rhona presented several of her ideas for discussion.
 - g. Not on the agenda – Rhona has received an application for solicitation from Weather Guard Roofing and Restoration. More information is needed before a decision will be made on their request to solicit.
6. Report from ACC Liaison: George Kramer
- a. ACC Applications recommended for Approval (Minutes attached)
 - b. Variance request:
 - i. Construction: 202 Firestone Court requesting land clearing and residential construction. George reviewed with the Board the building plans and exterior materials used. The project meets with compliance in the covenants. The neighbors have been informed and given their approval. The ACC recommended approval. Mandy Chew made a motion to approve the project; seconded by Terry West; the motion carried.
 - ii. Shed placement:
 - 904 Basil Drive requesting a metal shed supported by a wooden platform and concrete blocks. The ACC did not recommend this project for approval as it did not comply with the covenants.
 - 308 Meridian Court requesting a wooden structure to be located at the rear of the property without a foundation. The ACC did not recommend

this project for approval as it did not comply with the covenants regarding foundation and location.

Bill Stafford made a motion not to approve these requests as they did not meet the covenant requirements; Mandy Chew seconded; the motion unanimously carried. Neither request was approved by the ACC. The applicants may change their proposals and resubmit to the ACC or appeal the Board decision.

- iii. Garbage Can Receptacle: 1321 Pine Valley Drive requested approval for a white resin constructed receptacle to be placed on his property that would house both the garbage and recycle bins. Mandy Chew made a motion to approve the request for the resin constructed receptacle at 1321 Pine Valley; Bill Stafford seconded; the motion carried.

- c. Tree Removal Requests: (1.) 3300 Peppercorn Road, (2.) 704 Tarragon Court, (3.) 503 Shinnecock Court, (4.) 123 Oakmont Circle, (5.) 101 Southern Hills Drive. All tree requests were approved, and the covenants were followed, per Mr. Kramer.
- d. Set dates for Work Sessions: Pools and Screening of Trash Receptacles – Rhona suggested this item be rescheduled due to conflicting schedules and the absence of Geoffrey Smith. All agreed

7. Report of Treasurer/Finance: Terry West

- a. Expenses totaled \$6170 which included \$3000 for the “excellent” video Bill spearheaded as a promotional tool for Greenbrier. All other expenses were budgeted. The current balance is \$33,305 in checking and \$14,041 in the MM.
- b. Terry reported that since the delivery of the Directory membership dues payments had increased.
- c. Terry transferred \$6000 to the money market (MM) account to cover the shortfall at the end of 2019.
- d. Rhona presented Terry with \$128.00 from the 50/50 raffle raised at the Valentine’s Day Dinner. These funds will be used for future projects based on community input.
- e. Rhona announced she is sending thank you notes to all who gave more than the \$75 dues to the GPOA. Rhona received an “At a Boy/Lady” from the Board for this effort. One resident gave \$275 to the GPOA, per Terry.
- f. Discussion followed concerning the budget, incoming advertisement revenues and the annual cost of printing the Directory. Rhona thanked Terry for restoring \$6000 into the MM which was used to cover the 2019 shortfall. A discussion followed regarding all that had been accomplished during the year (2019) with a similar budget and unforeseen weather-related expenses.

8. Report of Communications: Rhona Beadle

Web-Site – Rhona cited problems when logging on with greenbrier.org but when using greenbrier.com the system directs her to .org. Linda Dodge will continue to work on this issue with Jeremy. Public service announcements were discussed.

9. Report of Membership: Linda Dodge via Mandy Chew

Linda reported a total of 368 members joined in February, noting 1 deceased and one resident moving. The HOA membership shows a total of 80 representing 48% as of February. This is a tremendous increase over the 100 who paid during 2019. Linda requested help contacting 137 residents who have not joined the GPOA. Bill, Mandy, Colleen and Rhona volunteered to help with this effort. Thank you, LINDA DODGE, for all your efforts with the directory, membership and the welcome committee!!!

10. Report of Maintenance: Bill Stafford and Terry West

- a. Front Island Power Washing – April 1st (Wednesday) was recommended by Bill to power wash the front entry at Greenbrier. Terry announced that he power-washed the Craven Community College curb and sign. Paul will coordinate with the police department. The use of cones, reflective vests and controlling traffic were discussed.
- b. Geoffrey Smith has volunteered to paint the Greenbrier entry signs following the power wash.
- c. Dead tree along Greenbrier – Rhona stated she spoke to Alderman Jeffrey Odham and was told that the City would notify the owner of their responsibilities to remove. Thus far, the tree remains.
- d. Repair of Nature Preserve Walkway – Rhona contacted Docks and Decks Lumber Company and Riverside Docks for information and a possible quote. She will continue to research providers.
- e. Dead Tree on Clubhouse Drive – Bill will contact Joey Whitesell, the “tree” man and requested that it be removed.
- f. Planting of Bear Park – Rhona asked for assistance with this project and Bill suggested Terry West be the liaison to head this effort. Bill will introduce Terry to Mr. Patterson (contracted landscaper for the GPOA). Rhona will supply the plans that have been developed.

11. Report of Community Watch Discussions: Paul DeVenuto

- a. Paul distributed a list of the most current community watch roster he is contacting. Members of the Board offered to assist in this effort.
- b. Paul announced, “The National Night Out” (a community safety initiative sponsored by the police department), planning meeting is scheduled for Tuesday, March 7th and hopes to involve Greenbrier residents in this effort.
- c. CPR – Paul continues to locate a provider for this initiative.
- d. Red Flag Project – Paul placed red plastic flags on all the speed limit signs throughout Greenbrier; however, flags have been removed from all signs along Pine Valley by persons unknown. Discussion continued concerning the history of signs, speed bumps, police presence, all aimed at safety and traffic control.
- e. Training and education for communities on Fire Watch and Public Safety – Paul will follow up with this national company that provides this service. Rhona thanked Paul for his work.

12. 2020 Directory: Bill Stafford

Bill discussed the need to expand ad solicitation for the Directory. He suggested that the County Compass might be another source for help. He offered to contact them for input. Discussion followed.

13. Social Activities for 2020: Colleen Iacch

- a. Valentine's Day – Colleen reported that that the dinner was a big success. The food, music, dancing and a raffle were well received. There were 67 in attendance. A 50/50 raffle was held and \$128 was collected. Congratulations, Colleen! Great job!!!
- b. Easter Egg Hunt – Colleen is working with the Easter Egg Hunt Committee. Bill offered to set up a tent if needed.
- c. Burger Nights – 2020
Colleen is working with Denise and the sponsoring groups involved with Burger Night. Rhona stated that the Greenbrier Garden Club may not be a sponsor this year due to a lack of volunteers.

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

15. Old Business: No issues were discussed.

16. New Business: Rhona continues her contact with Duke Power. Duke is committed to cleaning the debris resulting in the most recent culling of trees along the power lines. Joey Whitesell is available for stump grinding. If owners who were affected by this cutting are receptive, he offered to charge \$20 per stump. George Kramer and Mandy volunteered to assist with organizing a meeting with the residents and Joey Whitesell.

17. Adjournment: There being no further business Bill made a motion to adjourn; Terry seconded; the motion carried. The meeting was adjourned at 6:58 PM.

Respectfully submitted,

Mandy Chew, Secretary