

Greenbrier Property Owners Association, Inc.

Board of Director's Meeting Minutes

16 February, 2022

The Emerald

Attendance and Quorum:

PRESENT

President: P. DeVenuto

Treasurer: T. West

Secretary: P. Schaefer

Member-at-Large: M. Chew

ABSENT

Vice President: B. Shotland (excused)

Member-at-Large: G. Smith (excused)

Quorum achieved.

Call To Order: By President at 5:00 PM

Meeting Minutes from 19 January Meeting

Draft Minutes have been revised based on input from members of the Board and will be resubmitted for comment from BoD members. Revisions were primarily format centric and structure related. The original content remains as initially reported. When follow-up comments have been assessed and included, these minutes can be approved at the next BoD meeting. ACTION: P. Schaefer

Community Comments

M. Chew introduced two community members; Carter-Ann Rollins, a prospective new BoD member and June Dowd, the person principally responsible for the composition and publication of the Greenbrier Directory.

J. Briele (The Emerald) discussed GPOA events (Valentine's Day, Pig Picking, Fourth of July, and a Christmas holiday event), all dates have been posted on the calendar. As there was no Valentine's Day event and entertainment cost have increased, he requested a cost-sharing plan with the GPOA allowing him more flexibility to negotiate rates. T. West reminded BoD that because there was no Valentine's Day event, the annual entertainment budget was actually in excess of J. Briele's request. No action was taken by the BoD; however, each event and the associated costs were to be presented to the Treasurer before a contract was let, to ensure the GPOA was able to commit sufficient funds.

ACC Permit Applications

G. Kramer presented the applications submitted to the ACC and forwarded for BoD action: ACC actions from 10 Feb 2022 meeting:

1. 1100 Inverness Court, dormer above garage, ACC recommended as covenant compliant.
2. 1325 Pine Valley Drive, installation of porch railings, ACC recommended as covenant compliant.
3. 706 Tarragon Court, four tree removal/ many remain, ACC recommended as covenant compliant.

MOTION: M. Chew moved to approve three applications as presented by ACC, seconded, motion carried.

G. Kramer presented first update of ongoing ACC recommendations to revise ACC procedures in response to direction from 19 Jan 2022 BoD action. Discussion ensued regarding "White Book" current status and BoD concerns. ACTION: M. Chew to access record copy of Aug 2021 BoD approved "White Book" and coordinate with G. Smith to enumerate differences between the approved version and the distributed version. Report out to ACC. ACTION: ACC continue to assess "White Book" and suggest revisions and corrections for BoD consideration.

President's Report:

1. The GPOA has a Claim of Lien for \$2400 against the property at 1329 Pine Valley Drive. CC&Rs provide the Claim of Lien cannot be enforced by the GPOA, i.e., a foreclosure action or collection of costs, expenses, or interest, without a final judgment of the Craven County Superior Court, which is pending.
2. The default of judgment hearing scheduled for 14 Feb 2022 has been delayed by Superior Court action until GPOA is represented by legal counsel. Search is in progress.
3. 900 Basil, out-of-compliance fence. BoD resolved to generate and send by registered mail and regular mail the first letter notifying resident of non-compliance with Restrictive Covenants. ACTION: P. DeVenuto and P. Schaefer
4. Discussion regarding Charitable Donation of funds resulting from Luminaria event in Dec 2021. ACTION: Bod members are to submit list of candidate charities by next BoD meeting. MOTION: T. West moved to use three (3) \$900 donations from the sufficient funds to three (3) selected charities, seconded, passed.
5. Volunteer Recognition: Discussion regarding a Volunteer Recognition event. BoD resolved to coordinate with the Garden Gurus and the Nature Trail volunteers to hold an event at the Nature Park for that group and to recognize all other GPOA volunteers at a single event at the Emerald. ACTION: P. DeVenuto and M. Chew to coordinate both events.

MOTION: T. West moved to accept President's Report, seconded, motion carried.

Treasurer's Report: Terry West

T. West updated BoD on account status. As of 16 Feb 2022, the following amounts were available:

Checking:	\$37,145.15
Money Market (Reserve):	\$20,090.58

MOTION: P. Schaefer moved to accept Treasurer's Report as information, seconded, motion carried.

Secretary's Report: P. Schaefer

P. Schaefer is revising Jan 2022 BoD Minutes based upon quality input from BoD member. Revised Minutes will be distributed to BoD for review as soon as practical. No further actions were recommended.

MOTION: M. Chew moved to accept Secretary's Report, seconded, motion carried.

Noise Abatement:

P. DeVenuto provided information updates on Noise Abatement based upon information relayed from G. Smith (absent, excused) and M. Chew. No actions were recommended.

MOTION: P. Schaefer moved to accept report, seconded, motion carried.

Membership and Welcome:

P. DeVenuto provided information updates on Membership and Welcome, in the absence of B. Shotland. No actions were recommended.

MOTION: P. Schaefer moved to accept report, seconded, motion carried.

New Business:

1. MOTION: M. Chew moved to appoint Carter-Ann Rollins, long-time Greenbrier resident in good standing, to the GPOA BoD to fill the remaining months of the G. Fleckenstein term, who resigned in Oct 2022. Subject term expires in Aug 2023. Motion was seconded and carried by voice vote, no dissension.

Old Business:

1. M. Chew re-opened discussion regarding Nature Park and the Honorary Bench installation proposals. Three items were discussed, to include; the location of the Dodge Honorary Bench, the funding and contract proposal for the Dodge Bench concrete slab, and the funding and contract proposal for the remaining three memorial bench concrete slabs. MOTION: M. Chew moved to approve the location of the Dodge Honorary Bench as shown in attachment A, GPOA Nature Park. Motion was seconded and approved by voice vote, no dissension. MOTION: M. Chew moved to approve the in-kind donation of an 8' x 6' reinforced concrete pad to support the Dodge Honorary Bench, as per Powell's Concrete Finishing, Inc., estimate #641, dated 1/17/2022, subject to the express condition that all costs and expenses for the installation of the concrete pad are paid for by Debbie and Bob Welch directly to the contractor and further subject to completion not later than April 1, 2022. (Attachment B) Motion was seconded and approved by voice vote, no dissension. MOTION: M. Chew moved to approve the installation of three (3) 4' x 5' reinforced concrete pads to replace the wooden pallet bases presently supporting the Rosemary Whetzel, Bill and Camille Rust, and Dena Sierocki Honorary Benches per estimate #642, dated 1/17/2022, from Powell's Concrete Finishing, Inc., for the firm fixed price of \$1400.00 and subject to completion by 1 April 2022. Funding for this effort will split 50/50 between the nature park garden (\$700) and walkway (\$700) funds. (Attachment C) Motion was seconded and approved by voice vote, no dissension.

2. Spring/Special Membership Meeting. B. Shotland's action to contact former BoD members with experience setting up a required membership meeting has been deferred until B. Shotland recovers from illness (excused absence).

Next Meeting: GPOA BoD will meet at 5:00 PM, 16 March 2022 at The Emerald

Having no further business to conduct, MOTION: P. Schaefer moved to adjourn, seconded, motion carried. BoD meeting adjourned at 7:25, 16 February 2022

Submitted by P. Schaefer, Secretary

ATTACHMENTS:

Attachment A. GPOA Nature Park

Attachment B. Powell's Concrete Finishing, Inc., estimate #641, dated 1/17/2022

Attachment C. Powell's Concrete Finishing, Inc., estimate #642, dated 1/17/2022