

Greenbrier Property Owners Association, Inc.

Board of Director's Meeting Minutes

19 January 2022

The Emerald

Attendance and Quorum:

PRESENT

President: P. DeVenuto

Vice President: B. Shotland

Treasurer: T. West

Secretary: P. Schaefer

Member-at-Large: G. Smith

ABSENT

Member-at-Large: M. Chew (excused)

Quorum achieved.

Call To Order: By President at 5:00 PM

Combined Meeting Minutes from Oct 20/Oct 21/Dec 1 Meetings

Initially submitted via email from Mandy Chew, per discussion led by Secretary, were not approved for inclusion into official record until all attachments had been accounted for and included. Missing attachment include: Fleckenstein Resignation letter, combined minutes from 20 Oct and 27 Oct BoD meetings, Treasurer's combined comments from annual balloting. Once these attachments are accessed and filed with the 1 Dec 2021 Meeting Minutes, this action can be closed. ACTION: M. Chew and P. Schaefer

Community Comments

Ruth Powers was present representing Trail Blazers/Garden Gurus, and led a discussion with respect to upgrades to the Nature Park. Discussion focused on replacement and total number of benches to be allowed in the park. BoD suggested Trail Blazers/Garden Gurus propose final number of benches allowed commensurate with Nature Park goals. Coincident with bench discussion, a proposal from a commercial provider to install up to four concrete pads for bench placement was submitted to the BoD for approval. ACTION: BoD tabled the proposal with no action until after volunteers constructed one bench platform, thus minimizing BoD funds expenditure. If Trail Blazers/Garden Gurus approve the volunteer effort, other platforms will be installed. Only cost of materials to be borne by GPOA for one bench platform installation.

ACC Permit Applications

G. Smith presented the applications submitted to the ACC and forwarded for BoD action:
Carryovers from 9 Dec 2021 ACC meeting:

1. 1337 Pine Valley Drive, construction of garage addition, ACC recommended as covenant compliant.

2. 501 Shinnecock Court, decorative pavers set in driveway apron, ACC recommends as covenant compliant.
3. 1345 Pine Valley Drive, replacement of shutters, ACC recommends as covenant compliant.
4. 306 Augusta Court, tree removal, ACC recommends as covenant compliant.

ACC actions from 13 Jan 2022 meeting:

1. 422 Innisbrook Lane, new residence construction, ACC recommends as covenant compliant.
2. 506 Mulligan Court, garage door replacement, ACC recommends as covenant compliant.
3. 3011 Coriander Drive, shutter replacement and tree removal, ACC recommends as covenant compliant.

MOTION: G. Smith moved to approve all applications, seconded, motion carried by acclamation.

ACTION: President to sign all applications and ACC liaison to distribute record copies and ACC Permits to applicants as soon as practical.

Collateral ACC Actions:

P. Schaefer opened discussion regarding status of "White Book," the recently revised ACC Application Procedures document. Per 20 Oct 2021 BoD action, the "White Book" implementation is suspended until the ACC completes a review and proposes necessary changes to more closely align with extant ACC procedures. The ACC review has commenced and will take time as the ACC staffing is down to three members from a desired seven. BoD agreed to continue the "White Book" in suspended status until ACC review and submission to BoD is complete. ACTION: ACC review to continue with report on progress at next BoD meeting.

President's Report:

1. A transcription of the 1 Dec 2021 BoD meeting is available and will be entered into GPOA BoD records.
2. Lien Hearing in District has been delayed due to scheduling error by Court Clerk until 14 Feb 2022. ACTION: P. DeVenuto and D. Chew plan to attend.

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 19 Jan 2022, the following amounts were available:

Checking:	\$38,758.93
Money Market (Reserve):	\$20,088.02

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

Secretary's Report: P. Schaefer

P. Schaefer accepted Secretary's paraphernalia and records from M. Chew for last year and is familiarizing with contents and job description and requirements per GPOA Bylaws. No outstanding issues noted to date; however, some minor expenditures for office supplies, e.g.,

paper, printer ink, binders and three-hole punch may become necessary. Receipts will be submitted to Treasurer.

MOTION: G. Smith moved to accept Secretary's Report, seconded, motion carried.

Noise Abatement:

G. Smith reported discussions with City of New Bern regarding movement in actions concerning noise abatement along Hwy 70 corridor. Possibilities include: relocation of speed limit signs to intersection of Hwy 70 and Hwy 43 interchanges to reduce occasion of engine braking noise as vehicles slow down and the possibility of additional shrubbery planting along the corridor to reduce noise.

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

Membership and Welcome:

B. Shotland reported on improved Welcome Committee activities as the COVID situation improves area-wide. Additionally, a new Membership form was created and provided by R. Beadle, though BoD discussion agreed several typos required revision. ACTION: B. Shotland to follow-up on corrections.

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

Old Business: Open discussion

1. Friends of Greenbrier Foundation. Discussion revealed no one on the present BoD is completely familiar with this initiative. The BoD resolved to contact persons more familiar with the initiative and have them provide a presentation to the BoD. While some additional funds have been allocated in the 2022 budget line for legal fees, no money has been spent and the BoD agreed more information was necessary before any monies were spent. ACTION: P. DeVenuto agreed to discuss further with M. Chew upon her return from travel.
2. Seventh BoD member and ACC volunteers. Discussion centered around need for all BoD members to actively solicit friends and neighbors to participate in GPOA volunteer positions. P. DeVenuto reminded BoD an upcoming Greenbrier Gazette article will solicit volunteers for many GPOA committee positions. P. Schaefer reminded us the only qualification for GPOA positions is to be a member in "good standing" which is defined in the GPOA Bylaws as having paid current dues and not be in persistent violation of the Restrictive Covenants.
3. Spring/Special Membership Meeting. ACTION: B. Shotland took an action to contact former BoD members with experience setting up a required membership meeting.

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

Having no further business to conduct, MOTION: G. Smith moved to adjourn, seconded, motion carried. BoD meeting adjourned at 7:25, 19 January 2022

Submitted by P. Schaefer, Secretary

