

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

The Emerald

September 15, 2021

Present: Colleen Iacch, President
Mandy Chew, Vice President
Terry West, Treasurer
Gerry Fleckenstein, Secretary
Geoffrey Smith, Assistant Secretary
Rhona Beadle, Immediate Past President, Member at Large
Paul DeVenuto, Assistant Treasurer
Bruce Shotland, Newly Elected Board Member

Others: George Kramer, ACC
Janet DeVenuto
Bill Stafford, David Chew of Friends of Greenbrier Foundation

The regular monthly meeting of the GPOA Board was held at The Emerald on 9/15/21. After determining that there was a quorum President Iacch called the meeting to order at 4:30PM to allow the Friends of Greenbrier Foundation to update the GPOA on the goals of the 501C. One of the main purposes of this group is to maintain the water level or the hydrostatic flow of water in the lakes and ponds in Greenbrier. The water levels are controlled through a system of riser barrels which deteriorate over time and if they fail the water areas would become mud holes. In 2015 a riser barrel failed and the cost of repair and the question of responsibility was a controversial issue in the community. The 501C Foundation was incorporated by Bill Stafford to try to take preventative steps to handle a riser barrel failure in the future. David Chew reported that he feels there are four entities that should be responsible for the maintenance of the water levels so that Greenbrier can maintain its prominent place in New Bern area as a valuable community and maintain property values for all property owners. The four entities are the GPOA, all residents of Greenbrier, The Emerald, and the Friends of Greenbrier. The Foundation is asking the GPOA for a memorandum of understanding to support the development of its goals to pursue funding options. A copy of the full report will be placed in the Minutes Binder and is available to all members upon request.

The information part of the meeting ended at 5:00 and the regular GPOA Business meeting continued.

Community Comment: None

Old Business:

Approval of Minutes:

Geoffrey Smith requested a change to the minutes and Gerry did not agree with the word change. After discussion Rhona made a motion to table the approval of the August minutes until Geoffrey and Gerry could agree on the wording of the suggested change. The motion was seconded and passed.

Treasurer's Report:

Terry reported that YTD our revenues were \$42,164.42; administration expenses YTD are \$9,321.88; maintenance expenses YTD are \$15,422.33; the checking account has \$23,942.67; Money Market YTD has \$14,079.19; Nature Park has \$2,103.84. Terry said that half-way through the year we are meeting the budget requirements. Colleen made a motion to accept the treasurer's report as information; seconded; passed.

Terry is starting to prepare next year's budget. Maintenance costs are going up and administrative costs will need to be increased. We will consider these changes in conjunction with our 2022 strategic plan. As it stands now we will not be able to meet our budgetary needs with our present revenues and dues might have to be increased.

ACC Binders & Website Updates:

The updates to the ACC binder information has been completed and scans for review and corrections have been sent to all board members for comment and review. Gerry made a motion to approve the documents on the scans for inclusion in the ACC Binders and on the ACC tab on the website. The motion was seconded; passed. Gerry made a second motion that the updated and revised documents on the second scan which included the revised Policy & Guideline information on the GPOA tab on the website and the ACC Frequently Asked Questions (FAQ) that will be on the ACC tab on the website be approved. The motion was seconded; passed. Gerry has set up a meeting with Jeremy LeRay to update the website and he said that they will probably be on the website by the middle of October.

Blais Attorney Letters:

Rhona Beadle shared a draft letter to Blais' attorney regarding the concrete area Blais installed on her property without a permit. The Board suggested changes and Rhona will revise the letter and resubmit it for Board review. Colleen Iacch also shared a draft letter to Blais' attorney regarding harassment. Again the board suggested revisions and Colleen will make the revisions and resubmit the letter to the Board.

Dougherty Ad Money:

Geoffrey will return the \$300 check for a website ad that was not posted on our site. The Board made the decision to discontinue web ads. Mandy wrote a letter of apology from the Board to the Dougherty's and Geoffrey will deliver the check and the letter with our apologies.

ACC Confidentiality Forms:

The ACC still has not signed the confidentiality form. Gerry will make copies of the scanned form and give them to Geoffrey and forward a copy of the scan so that he will have them for future availability.

The Nature Park:

The discussion of the formation of a standing committee for the Nature Park was postponed until our strategic plan and 2022 budget has been completed.

Reorganization of the GPOA Board for 2021-2022:

Outgoing past president and GPOA member-at-large Rhona Beadle was recognized for her contributions to the GPOA Board and the Greenbrier community. Rhona's thoughtful consideration of issues, her ability to listen, her tact, and willingness to do hands on work has made her an invaluable asset to the GPOA. The GPOA Board wished her well in her future endeavors.

President Colleen Iacch presided over the reorganization of the Board for 2021-2022. The following procedure was used make motions to vote for board positions: nominations; close nominations; acceptance of nomination; motion to elect; discussion; vote to fill position. By common consent all nominees were accepted and approved by the Board.

President: Gerry Fleckenstein
Vice President: Bruce Shotland
Treasurer: Terry West
Secretary: Unfilled Position/someone can be appointed to fill this unexpired term
Assistant Treasurer Paul DeVenuto
Members-at-Large: Mandy Chew
Geoffrey Smith

Past President Colleen Iacch then submitted her letter of resignation. The Board thanked Colleen for her service, her cheerful and optimistic attitude, and her dedication to do her best for the Greenbrier community. Board members wished Colleen well in her new business venture.

Colleen's term has one year remaining and the Board will try to find someone to fill the unexpired term and serve as secretary.

ACC Report:

George Kramer presented September's ACC report.

Applications Received for September Review:

Installation:

James Fleckenstein of 600 Doral Ct. applied to enhance an existing concrete sidewalk and create a new concrete sidewalk to the Doral Court curb. The ACC recommended approval; Geoffrey mad a motion to approve; it was seconded; passed.

Barbara Pearson of 101 St. Andrew's Circle applied to replace a broken driveway. As it was a replacement of an existing driveway with the same materials no permit is required. Mandy moved to accept as information; seconded; passed. The Pearson's also requested a dog fence. They did not submit a completed application for this so Geoffrey Smith and Parks Schaefer will visit them and explain what they need to do and they will submit an application next month.

Joan Ferzetti submitted a landscape plan as a follow-up to work done by John Bischoff, of 6005 Clubhouse Dr. Gerry made a motion to accept as information; seconded; passed.

Non-Compliance Issues:

George reported that two (2) of the three (3) RVs on Pine Valley have been moved and the third is going to be moved.

A temporary structure non-compliance issue at 603 Doral Court still needs to be followed up on and a friendly reminder has been sent to the owners of 1199 Basil because the temporary tent structure on their property is not allowed.

New ACC Members:

The membership on the ACC committee is down and a possible new member will be interviewed next week. The Board needs to reach out to fill the vacancies on the ACC.

Membership Report:

Mandy reported for Rhona Beadle, Membership Chair, that YTD we have 491 members (75.49%).

Ad Hoc Committee Reports:

Noise Abatement: No report

Nature Park:

Nature Park Garden Guru's Sub-Committee Report: Rhona Beadle, Co-Chair

The two (2) sub-committees of the Nature Park Ad Hoc Committee, the Garden Gurus and the Trailblazers, held a joint meeting to discuss finances. With donor restricted funds assigned to each sub-committee and the GPOA funds it was determined that Garden Gurus have \$525 available through FY2021. The Dodge recognition garden is on hold until the new bench that has been ordered is delivered (probably December). The Garden Gurus have worked 491.5 hours YTD and money/in-kind donations by volunteers YTD is \$5,184.69. The Board thanks all of the Garden Gurus for their work to enhance the Nature Park by weeding, planting, watering and maintaining the garden areas. Rhona thanked Debbie Welch, co-chair of the Garden Gurus for the display in memory of the 20th Anniversary of 9/11. The full report is filed in the Minutes Binder and is available upon request.

Trailblazers Sub-Committee Report:

Nature Park liaison Mandy Chew presented the Trailblazers report. Although hands-on work has slowed down due to conditions all trails are open. Approximately thirty-six (36) walk-way sections are still in need of repairs, but clearing, raking, pulling of vines and weeds will continue. The volunteers have spent over 500 hours of their time and over \$1,000 in donations to buy lumber and other materials needed to complete the project YTD. The GPOA Board appreciates the sweat equity and the financial contributions of Trailblazer's co-chairs, Ruth Powers and David Chew, along with their dedicated volunteers for their service. The full report is in the Minutes Binder and is available upon request.

Members Reports:

Mandy Chew reported the Second Entry of Default Judgment for the Feury Lien has been filed with Superior Court. A "Spotlight" advertisement/blurb asking for volunteers for GPOA committees will be in next issue of the Gazette.

Mandy reported that Jeffrey Odham had informed Board members that our Solicitation signs cannot be used as the city does not curb solicitation on public streets. "No solicitation" signs can be placed on individuals' homes. The Board will have to update the Solicitation Policy on the website. In checking with the city the red warning flags attached to the speed limit signs will have to be removed as they cannot be attached to the signs which are city property.

Paul DeVenuto reiterated the restrictions that the city has for solicitations and the warning flags attached to the speed limit posts. Paul also reported that he participated in a Zoom presentation by "Flock". This company rents equipment and provides continuous information on speeding and other vehicle violations. Although the program is valuable, the yearly rental cost of approximately \$2500 might be cost prohibitive for us at this time.

New Business:

Luminaria: Linda Bullock, Chair, and Emily Zucker, and Linda Stout have selected Sunday, December 19 as the date for the luminaria; rain date to be December 20.

Gerry gave out Committee Assignments for the new Board; and she will make sure they are updated in the directory.

Officer (Term)/Office	Responsibility/Liaison	Committee Chair
Gerry Fleckenstein (2020-2023) President (252) 288-4914	City Relations HOA Council Directory Liaison Luminaria Liaison Social Events/Emerald	June Dowd Linda Bullock
Bruce Shotland (2021-2024) Vice President (704) 575-0039	Nominations/Elections Spring Semi-Annual Meeting Membership Liaison Welcome Committee Liaison	Rhona Beadle
Terry West (2019-2021) Treasurer (252) 288-5990	Finance Maintenance Insurance Yard Sale Signs USPS Box/Emerald Box	
Secretary/To Be Appointed	Records and Minutes	
Paul DeVenuto (2021-2024) Assistant Treasurer (862) 337-5650	Bylaws Website Liaison Emergency Management/Safety Community Watch	Jeremy LeRay
Mandy Chew (2021-2024) Member-at-Large (915) 820-6921	Communications/GPOA Mail/Gazette Pony Express Mutt Mitts Fall Annual Meeting Nature Park Liaison	Ruth Powers, David Chew, Debbie Welch, Rhona Beadle
Geoffrey Smith (2020-2023) Member-at Large (252) 361-2896	ACC Liaison Entrances Beautification/ Decorations with Terry West Noise Abatement Liaison Nominations/Elections	George Kramer Peggy Rollins

The strategic plan/budget work session will be held on Thursday, October 7 @ 5:00 at Mandy's house.

Geoffrey Smith Permit Application Appeal:

As the meeting was coming to a close Geoffrey asked about the appeal for his denied ACC permit application. The appeal was not an agenda item and no one on the newly installed Board had received any information about this and without having all the information in front of us we were not prepared to hear the appeal. It was postponed until the next GPOA meeting.

The meeting was adjourned at 7:27.

Next GPOA Board meeting will be Wednesday, October 20, 5:00 PM @ the Emerald.

Respectfully submitted by Gerry Fleckenstein, Secretary