

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING
June 19, 2019, at 5:00 PM
The Emerald

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

Absent/Excused: John Robinson, Member at Large
Geoffrey Smith, Treasurer

Others Present: George Kramer, Chair, ACC
Kevin Kling
Will Bowman
Michael Waters
Richard Tomasik
Paul DeVenuto

1. Call to Order: The President, Rhona Beadle, called the meeting to order at 5:01 PM.
2. Roll Call: Board members signed into the meeting and a quorum was established.
3. Community Comments:
Rhona Beadle welcomed six visitors and asked that they introduce themselves. Each did so and stated their reason for attending the meeting. Two attending are candidates for the 2019 Board, Will Bowman, and Paul DeVenuto. Two other candidates, Colleen Iacch and Terry West were unable to make the meeting.
Rhone closed the Community Comments of the meeting at 5:03 as no issues were brought before the Board.
4. Approval of Minutes for May 15, 2019: Mandy Chew
The minutes of the May 15, 2019 meeting were presented. Dan Cashman made a correction on page 2, striking "19" from #6. c. Linda Dodge moved to accept the minutes with the noted correction, Dan seconded; the motion carried. The minutes will be posted on the website in PDF format.
5. Report of the President: Rhona Beadle
 - a. Front Entrance – Rhona reported that Geoffrey Smith has been in contact with the City of New Bern, Department of Public Works, Streets Division both by email and telephone, regarding any potential removal of the front entry "island". He has not been given a definitive response, therefore we will proceed to replace damaged wall/sign. Discussion followed regarding the height and width due to

safety issues, landscaping and the need for a volunteer to oversee the replacement. Linda suggested Marilyn Hughes given her history and experience with the original wall. Bill Stafford made a motion to reconstruct the structure at the front entrance either at 8' x 3' 6" or 10' x 4' x 2' to be determined and appoint a "clerk of the works". Linda seconded; the motion carried.

- b. Mail Box Policy – The revised "policy" was changed to "guidelines" and insertion with directions for the placement of the decal was again reviewed by the Board. Diagramed instructions will be attached. Bill moved to accept the policy as revised; Mandy seconded; the motion carried.
 - c. Fence Policy – The revised guideline was reviewed with the following change per Dan "Temporary fencing made with flexible cloth type mesh to be used to protect from deer and/or birds is allowed anywhere on the property, but heavy gauged metal see-thru fencing used to protect gardens etc., not to be confused with "dog" fencing, is only to be used behind the front line of the house." A motion was made by Dan to approve as presented; seconded by Linda; the motion carried.
 - d. Foundation – Rhona stated that the Foundation is not "of" the GPOA but was established by residents to assist. Bill gave a historical explanation of the founding of the Foundation last year, in response to the cost of the replacement of riser barrels in the future. John, Rhona, and Bill will be meeting with the Foundation on July 23 regarding the establishment of a 501 c-3 designation. This non-profit designation will provide the potential for grant funding for the protection of the endangered Eastern box turtle, and possibly the Long Leaf Pine.
 - e. Agenda for August General Meeting – The Summer Membership meeting will take place on Saturday, August 10, 2:30, at Craven Community College's Orringer Auditorium. Rhona suggested the following topics be included: (1) Strategic Plan, (2) Disaster Plan, (3) GPOA Website Update (4) Finance, and (5) Election of New Board Members. These are preliminary suggestions.
6. Report of Treasurer/Finance: Geoffrey Smith (Absent)
- a. Budget vs Actual YTD ending 5/31/19
Rhona reported in his absence that he was concerned with an additional \$90 expense from the Little Guys, which will be discussed in item #11. In addition, there was a "rebate" posted. Rhona stressed the need to establish a policy regarding non-refund of membership dues. The budget remains positive. A copy of the financial report was distributed for review. Dan Cashman made a motion to accept the report as presented; Linda Dodge seconded; the motion carried.
7. Report from ACC Liaison: Dan Cashman
- a. Dan presented a written report from the GPOA's ACC recommendations meeting held on June 12th. The following requests were presented to the Board and discussion ensued. After review and thorough discussion of the materials to be used in the individual projects, the color of the materials, the location of the structure(s), the foundations if required, the approval received by adjacent

neighbors, and any plant replacements required, the following motions were approved: (1) driveway replacement 2001 Clubhouse Drive; Dan made a motion to approve; Linda seconded; motion carried. (2) shed variance 1370 Pine Valley Dr. Bill made a motion to approve; Dan seconded; the motion carried. (3) garage erection/expansion 305 Meridian Ct. A motion was made by Dan; Linda seconded; the motion carried. (4) shed variance for 605 Doral Ct. Bill made a motion to approve; Mandy seconded; motion carried.

The remaining requests were for tree removals. Bill moved to approve all tree requests except 106 Oak Hill Lane; Linda seconded; the motion carried. A discussion continued regarding the variances already approved and the cutting of trees not approved at 106 Oak Hill Lane. A motion not to approve the request for the longleaf pine was made by Dan; seconded by Linda; the motion carried. A letter is to be sent to the requesting residents from the GPOA regarding the decision and to include a list of recommended replacement plants.

Lastly, a truck and flatbed are being parked on Southern Hills Dr. Residents are requesting that something is done due to safety and noise issues. Bill discussed the issue including his attempts to work with the owner in the past. The streets in Greenbrier are owned and maintained by the City of New Bern. It was recommended that a letter be sent by the Board to the owner, advising him of the safety issues that this causes, and in the spirit of the community, he is aware of this concern.

8. Nominating Committee Report: Linda Dodge

Linda announced that the committee had done an outstanding job. Four candidates have volunteered to be considered. A photo and bio will be included in the mailing of the Summer Membership meeting scheduled for August 10. The packet will include a proxy vote. A discussion followed. Bill made a motion to accept the recommendations of the Nominating Committee; Dan seconded; the motion carried.

9. Web Site Development: Linda Dodge

Linda announced that the project is still a work in progress. She encouraged all to log on to the newly re-designed website and provide a critique. There are several sections yet to be filled in with copy. Linda now has a co-editor for the GPOA Directory who may be able to assist. Linda requested photos from the Board or community that might be included and possible quotes from resident artists. Bill discussed the potential of sponsorships as a sales tool to fund the cost of the video. This production will be no more than a 100-second video. Rhona congratulated and thanked Linda for all her hard work on this project.

10. Report of Membership: Linda Dodge reported 492 current members vs. 455 in May 2018. This represents 79% of the total households. The highest number of GPOA members is 501. Two new members have volunteered to encourage others to join GPOA, and/or determine why they have chosen not to do so.

11. Report of Maintenance:

- a. Southern Hills Drive Tract – Bill reported that this forested area currently designated by a “pet walk” sign is on the Emerald property. It was previously tended by a local resident who has moved. Bill negotiated with the Little Guys, our contracted lawn maintenance service, to maintain going forward. The cost is \$90 per month. Linda interjected that there is another area on Augusta Ct. The recommendation was made to pay for this service while Bill will talk with Jim and Jerry about the issue.
- b. Routine Maintenance – Bill stated that the Little Guys are doing a great job in keeping Greenbrier beautiful. He cited the addition of new pine straw and the removal of dead trees and bushes at the entrances of Greenbrier and at Bear Park.
- c. Bear Park – Rhona announced that the city water connection was missing at the Park. The City will have to replace before the new irrigation system can be installed. Bill will contact the City to discuss.
- d. Irrigation – Bill and Rhona further discussed this issue cited above.
- e. Plantings at Bear Park – Rhona stated that the plantings will be scheduled after the irrigation system is corrected and operable. Fall planting is recommended.
- f. Installation of Benches – Bill stated that finding someone to pour the concrete slabs for the installation of the new benches have been frustrating and difficult. Several contractors have been contacted but none have responded. He will continue to attempt to resolve this issue. In the meantime, a hotel will build treated wood platforms for the benches to be installed.
- g. Dan reported that Duke Energy stated that they would clear the area where trees have already been cut. Follow-up will continue.

12. Report of Disaster Planning Committee: John Robinson (Absent)

Rhona announced that John is continuing to work with the City of New Bern on the Greenbrier Disaster Plan.

13. Social Activities for 2019:

- a. July 4th – Bill announced that tickets were for sale at \$13 per person for the holiday extravaganza. This includes food and entertainment by Jackie Gore, the father of “beach music”. Time will be from 5:30 – 8:30.
- b. Arts and Crafts Exhibit – Mandy announced that there are now a total of 23 artists and crafters. Planning continues.

14. HOA Council: Dan Cashman and Rhona Beadle

No issues for discussion.

15. Old Business:

No new issues for discussion. Mitts have been ordered, per Rhona.

16. New Business: Rhona Beadle

- a. The Board was informed of the written notification received from Duke (Power) Energy Lines. Discussed previously under #11 g.
- b. The July meeting has been moved from July 19 to July 24 due to the absences of members.
- c. Next Work Session Date and place – Rhona suggested that the next work session include a joint meeting of the Board and ACC. All agreed to a meeting on Monday, June 24 at 5:00 PM at the Emerald. George Kramer will notify ACC members.
- d. ACC has lost members. There is a need for someone to be responsible for “Spices” division. Discussion followed.
- e. Bill spoke to the need for 2 volunteers to assist in fundraising for the upcoming year. Bill hopes to attract car dealerships, the medical community, and others. Rhona will put out a GPOAmail request for same.

17. Adjournment: There being no further business, a motion made by Rhona Beadle and the meeting was adjourned at 7:16 PM.

Respectfully submitted,

Mandy Chew, Secretary