

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

Via Zoom

January 20, 2021

Present: Mandy Chew, Vice President
Terry West, Treasurer
Paul DeVenuto, Assistant Treasurer
Gerry Fleckenstein, Secretary
Geoffrey Smith, Assistant Secretary
Rhona Beadle, Immediate Past President, Member at Large

Absent: Colleen Iacch, President

Others: George Kramer, Chair ACC
Joined by phone to present the ACC report

Due to Covid, the regular monthly meeting of the GPOA Board was held via Zoom. After determining that there was a quorum the meeting was called to order by Vice President Mandy Chew at 5:04 PM.

Community Comment:

Due to Covid restrictions, community members are not able to attend the GPOA Board Meetings. However, any resident who would like to make a comment may do so through personally contacting a board member via phone, email, postal service, etc. Comments from the community are always welcome.

Rhona received an email from Robert Nelson who will not join the GPOA in 2021 because of his concerns regarding political signs that are still up and the fact that residents are not complying with the rules regarding trash and recycling bins. He feels that the GPOA is not adequately addressing these issues. The ACC has contacted residents regarding signs and guidelines for the bins have been given to all residents.

John Robinson contacted Rhona to relay his concerns regarding speeding on Greenbrier Parkway. He would like to see the speed limit reduced to 25 mph and he would like to see a pedestrian crosswalk on the road from one side of Pennyroyal across the Parkway to the continuation of Pennyroyal. The City of New Bern would have to be contacted regarding these issues.

November 2021 GPOA Board Minutes:

Gerry sent the November minutes immediately after our November Zoom meeting and asked for any corrections or additions. They were received and she made the necessary corrections and then sent the November minutes to the Board just before the January meeting. No further corrections needed to be made and a motion was made by Geoffrey and seconded and the minutes were approved.

Board Members' Reports:

President's Report:

President Colleen Iacch was not in attendance, but included her report with the agenda. In gratitude to the Pony Express for their work, she arranged for a “thank you” cookie to be given to the members. The cookies were very clever and much appreciated.

Colleen also thanked Gerry, Mandy, Rhona for their work on the annual meeting voting package. The board is pleased that 275 mail in ballots were received all in support of the 2021 budget.

Colleen suggested that the GPOA might consider joining [HOAleader.com](https://www.hoaleader.com). This is an informative guideline for organizations such as the GPOA and might help our board make decisions regarding community actions and requests. Rhona led a discussion regarding this issue. Geoffrey made a motion to join this organization for a one year trial period for \$119. The motion was seconded and passed. Colleen will have a Zoom meeting with our HOA leaders in February.

Colleen thanked Terry & his wife for rewiring the holiday wreaths. She also thanked Mandy & David Chew, Bill Stafford, Geoffrey Smith, Rhona Beadle, and Colleen and Emilio Iacch. They helped to decorate the entrance for the holidays. She thanked Geoffrey for making an inventory of the decorations and his diagram for set-up.

At Colleen’s suggestion a discussion was had regarding residents who are still in violation of covenants. The ACC has allotted space in the Gazette and it was recommended that name, address, and violation be published in the Gazette. A motion was made by Rhona, seconded and passed. This motion was later amended to articulate the ACC process when a violation is brought to its attention. The process has three steps: a friendly notification of violation by an ACC member, if no action is taken then a “friendly” letter is sent, and if the violation is still not resolved a certified letter is sent and it is after this point that the violator’s name, address, and offense will be published in the Gazette. Rhona made an amendment to the original motion that said, “it is after the articulated ACC process has been completed and the violation has not been resolved that the name, address, and offense of the violator will be published in the Gazette”. The amended motion was seconded and passed.

There have been many complaints by residents regarding problems with Suddenlink. This is City of New Bern problem. The mayor with the support of the council has written a letter to The FCC outlining the issues. Although it is not a GPOA problem to solve, Mandy offered to send a letter to the mayor and the city council commending them and offering any needed support that they might need to try to resolve this issue.

Colleen will contact Jeremy regarding small website ads and will follow up with Bill Stafford as to the status of the seven advertisers for the site.

Vice- President’s Report:

Mandy reported that she resent her compilation of the comments that were made on our December Mail In Meeting & Vote package. She wondered if anyone had answered some of the specific questions that were asked and if a GPOA mail communication would be going out to inform the members of some of the community’s concern. Rhona said that she would talk to Colleen and that perhaps a February work session might be necessary.

Treasurer’s Report:

Terry reported that the 2020 budget is complete unless he receives any items in the near future that should be included in 2020. The current 2020 amount to carry over into 2021 is \$2563.84.

He also reported on the 2021 YTD. We have received \$25,575 in 2021 membership dues plus \$1,340 in gifts. He has received \$300 in website advertisement fees so far. Current bank balances include \$37,203.54 in Checking and \$14,065.21 in Money Market so Terry feels we are financially sound as we head into 2021. Rhona made a motion to accept the Treasurer's Report as information. It was seconded and passed.

Secretary's Report:

Other than the approval of the minutes there is nothing additional to report.

Past President and Member at Large Report:

Rhona reported that the Luminaria project went well and the GPOA earned \$1,760 from the kits. She thanked Chair Melody Anisko and it was suggested that we send flowers to her to thank her for a job well done. Mandy volunteered to do this.

Rhona also reported that she received an email from resident Jerry Cox regarding her GPOA communication of the Covid vaccine distribution in Craven County. Mr. Cox does not think the GPOA should provide medical information. In the discussion that followed it was reiterated that part of our responsibility to "promote harmony, safety, and wellbeing" of residents and property owners. Mandy has offered to respond to Mr. Cox to remind him of our obligation and to suggest that it is up to the individual to decide what to do with any information they receive. She will discuss this with Colleen.

Standing Committee Reports:

ACC Report:

George Kramer phoned in the ACC report to the Zoom meeting. There was no ACC meeting this month as there was only one application. This application was submitted by Lou Costello for the building of a stand alone shed. George verified that the shed would adhere to the standards and that there were no objections from neighboring residents and so the ACC recommended that the application be approved. Paul made a motion to do so, it was seconded and approved.

Colleen has asked Lou Costello to serve on the ACC committee to replace a retiring member.

Membership Committee:

Gerry reported for Chair Linda Dodge on the current status of membership. As of this meeting we have 359 GPOA members. (Terry interjected that he has received some more membership checks that will be given to Linda.) Linda reminded us that with the exception of Emerald Point, dues "run with the owner". This means that if a house is sold the new owner is obligated to pay to become a GPOA member. Emerald Point includes payment of GPOA dues with their HOA dues. The other HOAs do not do this and so she has been working to inform them of the things that the GPOA does for the community that their HOA does not. Linda feels the GPOA notices help people feel they are a part of the community and contributes to their willingness to join the GPOA. Linda also thanked Colleen for the Pony Express cookies.

There was no additional report on the Directory. It is at the printer's and will be distributed when she gets it back.

Safety Committee:

Paul reported on the Community Watch Program. He has streamlined the responsibilities of the program and will send this to the board for discussion. Mandy suggested that we laminate a card with all the emergency phone numbers that a block captain might need so that it could be readily available when necessary. Paul agreed to look into that.

Paul and the board have heard mixed reactions on the topic of the colored "speed flags" attached to the poles. He does have yellow ones ready to put in place when needed.

Beautification and Maintenance:

Geoffrey reported that he is still waiting for written quotes price quotes for the installation of the electrical meter and breaker box at Bear Park. He thinks they will be coming in around \$1,000. He feels the fountain in the park will have to be a multi year project. He is continuing the work of refurbishing the signs in the community and Rhona offered to help him do some of the smaller signs.

Social Activities:

Rhona is hoping that with vaccine distribution continuing we might be able to have some social activities this year if the Covid guidelines of the state allow. A tentative Easter Egg Roll is scheduled for 4/3 and perhaps Burger Nights might be able to continue during the summer, but once again social activities will be dependent on pandemic regulations.

Ad Hoc Committees:

Noise Abatement:

Colleen will schedule a Zoom meeting of the committee in February and will prepare the petition to be distributed by the Pony Express. The board hopes to have distribution of the petition in February.

Bear Park Project:

Geoffrey will work on the Bear Park survey to get ideas for future plans and use of the park and to ask community members to join the committee. The board hopes to have distribution of the survey in February.

New Business:

Rhona reported that she contacted Tom Glasgow of Cooperative Extension regarding the cutting down of trees. Tom suggested that unless a tree is diseased or damaged it should not be taken down. If a resident does not agree with the Board's decision to prohibit the taking down of a healthy tree, the resident should consult an arborist and send the report to the Board for further consideration. This would have to

be added to the guidelines for tree removal and further discussion will be needed. Rhona will make a list of recommended arborists.

Rhona is also compiling a list of contractor recommendations.

A suggestion has been made to start a Greenbrier Women's Club.

Next Scheduled Meeting:

The GPOA Board will meet on February 17, 2021 @ 5:00 via Zoom.

A motion to adjourn the meeting was made by Geoffrey, it was seconded and passed. Mandy adjourned the meeting at 6:24.

Submitted by Gerry Fleckenstein, Secretary