

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

July 15, 2020, 5:00 PM

Via ZOOM Conferencing

Present: Rhona Beadle, President
Geoffrey Smith, Vice President
Mandy Chew, Secretary
Terry West, Treasurer
Paul DeVenuto, Assistant Treasurer
Colleen Iacch, Assistant Secretary
Bill Stafford, Member at Large

Others Present: George Kramer, Chair, ACC
Dan Cashman, Prior GPOA Board Member

1. Call to Order: President, Rhona Beadle, called the meeting to order at 5:06 PM.
2. Roll Call: Rhona recognized each member and thanked them for meeting telephonically due to the pandemic. A quorum was established.
3. Community Comments: Rhona requested that Dan Cashman join the conference to provide background information from his tenure on the GPOA board and ACC committee, concerning the use(s) of public areas within Greenbrier (Bear Park). Due to a recent request by a resident to “reserve” the park, Dan was asked for his recollection of any board discussion of this topic. A lengthy discussion followed, including the use of the park for political gatherings. Rhona thanked Dan for the information and his contributions to Greenbrier. Dan left the meeting.
4. Approval of Minutes: Mandy Chew
The minutes of the June 17, 2020 videoconferencing meeting were presented. There being no corrections or additions, Paul made a motion to accept the minutes as presented; Rhona seconded; the motion carried.
5. Report of the President: Rhona Beadle
 - a. Feury Landscaping and Pool remediation: Bill Stafford
Bill reported receiving bids from the Little Guys (\$3074) and Dan Patterson (\$4750) for the landscaping remediation. This does not include remediation of the pool. A bid from Loomis is pending. Following the discussion, the item was tabled.
 - b. Motion to reduce the speed limit on Glenburnie:
Rhona stated that she has not received a response from Alderman Jeffrey Odham with the City of New Bern, nor the NC DOT to date. Work will continue on this issue.
 - c. 2020 Nominating Committee and Date for Summer Meeting: Rhona Beadle
Rhona announced that the nominating committee, consisting of Verna Kuyper and John Robinson had reviewed the applications of 4 potential candidates to be presented at the Annual Summer meeting to be held in August. Applicants include Melody Anisko, Gerry Fleckenstein, Geoffrey Smith, and Linda Wilkes.
Rhona further announced that the meeting date was changed to August 22, Saturday from 10:00 – 12:00, instead of Sunday, the 23rd. With the meeting being held outdoors, the hope is that more residents will attend in the cooler morning and not interfere with church attendance.
Mandy requested that meeting notices and accompanying documents be approved and ready for print as soon as possible. She hopes to stuff the envelopes by August 7th and deliver to the Pony Express for distribution.
 - d. Process for reserving Bear Park: Rhona Beadle and Paul DeVenuto

As consequence of a resident's request to reserve Bear Park for a social gathering last month, Rhona asked Paul to develop forms to provide a framework for such requests, since none existed. Paul presented a "reservation form" and "registration log" for review. Uses of the park were discussed at length, including safety, maintenance and cleanup, traffic flow, and vandalism. Rhona and Paul will be working together to refine these forms and present them to the board later. No action was taken.

e. Political Signage:

Rhona announced that complaints from residents had been received regarding political signs being displayed in non-compliance with the covenants. She provided copies of the NC General Statute addressing the use of flags and political signs, and a website <https://www.charlotteobserver.com.com/living/home-garden/michaelhunter/article9145205.html>. Discussion followed. Rhona asked that the ACC deliver a letter to the non-compliant residents advising them of the covenants. George Kramer, Chair of the ACC, stated that he would do so. No further action was taken.

6. Report from ACC Liaison: Geoffrey Smith and George Kramer

- a. ACC Applications recommended for Approval (Minutes of 7-9-20 meeting attached)
 - i. Tree Removal Requests: 125 Southern Hills Drive; 501 Shinnecock Ct.
 - ii. Flagpole Installation: 3003 Peppercorn Rd.
 - iii. Garage Construction: 1115 Basal Dr.
 - iv. Generator Installation: 1255 Pine Valley Dr.

Geoffrey made a motion to accept the ACC Board recommendation as information for the tree removals; Bill seconded; the motion carried.

Discussion followed regarding the flagpole installation and the garage construction.

Both requests met with the covenants and ACC guidelines. Colleen made a motion to approve; Paul seconded; the motion carried.

Discussion continued concerning the installation of a whole-home generator unit and whether the covenants specifically required ACC/GPOA approval for such an installation. While it was decided that a request for this equipment was not addressed in the covenants, Geoffrey stated that both he and the board appreciated the resident taking the initiative to seek approval beforehand.

- b. ACC Visit Check List Development and Implementation: Geoffrey reported that this item has not been completed to date. George will continue to assist in its completion.
- c. Army Corps of Engineers
Rhona reported contact with the Army Corps of Engineers regarding tree cutting in the wetlands at 125 Southern Hills Drive. The Corps will visit the owner of the property and advise them of the restrictions. The Corps will not be providing a report of this visit to the board. No further action was taken.
- d. Debris in Streets
Avery Smith with the City of New Bern has developed a new brochure addressing tree trimmings and debris disposal that continues to block and disrupt our community drainage systems. This will be available to residents soon.

7. Report of Treasurer/Finance: Terry West

- a. Budget vs. Actual YTD ending 6-30-20 including Balance Sheet YTD

At mid-year, the accounts reflect \$25,271 in checking and \$14,052 in the money market account. We are in good shape.

Part 1 of the Bear Park planting expense has been paid (\$954.86) with a remaining balance of \$1054. Both Part 1 and 2 of the plantings have already been completed. Terry reported that CresCom Bank will become the United Bank at the end of August.

- b. Reserves and Money Market:
Terry reported that all funds had been successfully transferred from Sound Bank to CresCom at the end of 2019 and he completed a 2-year review of the accounts.
- c. Geoffrey made a motion to accept the treasurer's report as information; Mandy seconded; the motion carried.
- d. Change of timing of Membership and Directory printing
Following discussion, Terry proposed that the membership drive continue to be held in November (2020) as has been done in prior years. The directory printing expenses, and ad sales revenue will be posted in the upcoming year (2021). This will simplify the treasurer's job in reporting. A motion was made to accept Terry's proposal, Bill seconded; the motion carried.
- e. Sponsorship for website video and collections for 2020 Directory
Bill reported that attracting sponsorships continues to be difficult in this environment. He has secured 2 commitments at \$1,000 each. He is determined to complete this task.
8. Report of Ad Hoc Committee for Route 70 Noise Abatement: Colleen Iacch
No new developments have occurred during the month. Colleen and the committee will continue to monitor the progress of I-42 and Hwy 17 expansion.
9. Report of Communications: Rhona Beadle
Rhona discussed her upcoming GPOA letter in the *Gazette* and asked for any further suggestions.
10. Report of Membership: Linda Dodge reported by Mandy Chew
Linda Dodge reported 2 new memberships received during the month with a total of 488 or (74%). HOA remains steady at 61%. Not much activity during the month.
11. Report on Maintenance and Beautification: Bill Stafford, Terry West, Geoffrey Smith
 - a. Leaning tree on Clubhouse - The Little Guys are contracted to complete this work.
 - b. Interim repair of the walkway – This should have been completed by the Little Guys.
 - c. Repair of Nature Preserve Parkway – Bill is expecting another bid for this project but reported that the initial quote received is between \$45,000 to \$50,000. He suggests further research and input from the community.
 - d. Plantings of Bear Park – As Terry reported in Item 7.a. the plantings have been completed.
 - e. Fountain, fountain lights, and fountain in Bear Park - Geoffrey had no new developments to report.
 - f. Repainting of Greenbrier Sign – This will continue to be postponed per Geoffrey.
12. Community Watch Discussions: Paul DeVenuto
 - a. Paul reported meeting with Jerry Briele at the Emerald to provide instruction on the use of AED equipment for the staff.
 - b. New colored (speed limit) flags have been ordered.
 - c. Paul will be submitting an article on Bobcats to the Gazette, because of the recent sightings reported by residents.
13. Social Activities for 2020: Colleen Iacch

- a. High School Graduates 2020 – Colleen has prepared an article for the *Gazette* which will highlight the accomplishments and goals of 3 Greenbrier student graduates. She has enjoyed working on this project.
 - b. Burger Nights 2020 – With the health and safety restrictions still in force in NC scheduling of any community events at the Emerald are difficult. Chef Denise continues to provide curbside pickup, but any further community events the Emerald are on hold.
14. HOA Council: Rhona had no new information to report.
15. Old Business:
- a. Letters to Realtors - Mandy reported mailing 11 letters to current listing agents of property in Greenbrier. The letter congratulated the listing agents and reminded them of the 7 HOA's within Greenbrier. Instructions were included for the realtor to access the 17 sets of covenants on the Greenbrier Website at greenbriernc.org and to share with any potential buyer.
 - b. Storage Unit Investigation – Geoffrey had no new information to report.
 - c. Purple Martin Birdhouse Restoration – No new information to report.
 - d. Work on Foundation – Rhona, Bill, and John Robinson met July 1 to revive work on the Foundation. Attempts are being made to locate the attorney who initially helped with this project.
 - e. Directory Planning Meeting – Rhona called a Directory committee meeting with Bill, Colleen, and Linda Dodge for July 28th.
 - f. Document storage on Web-Site – Geoffrey discussed the need to invest in computer-based web-site storage of GPOA documents. Jeremy (our present website manager) has offered to set up the system initially for \$250 and provide maintenance at \$37 per month. Paul made a motion to accept the proposal; Mandy seconded; the motion carried.
 - g. Stump Grinding and Duke Power Line clearing – Rhona reported that this item is proceeding.
 - h. Garden Contest – Rhona reported that the Garden Club expressed initial enthusiasm initiating this effort. Unfortunately, due to the present restrictions, and the planning that would be necessary, it was determined that this should be postponed until a later date.
16. New Business: No new business was discussed.
- Terry interjected prior to adjournment, that due to the postponement of bush hogging at the common area entrances during the Spring, he be permitted to pay Patterson Landscaping, the remaining balance for the Bear Park plantings. Discussed in item 7.a. of the financial report. Paul made a motion to approve; Bill seconded; the motion carried.
17. Adjournment: There being no further business Bill made a motion to adjourn; Geoffrey seconded; the motion carried. The meeting was adjourned at 6:48 PM.

Respectfully submitted,
Mandy Chew, Secretary