

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

The Emerald

July 21, 2021

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

Absent: Paul DeVenuto, Assistant Treasurer

Others: George Kramer, Chair ACC, Chair

Members of Bear Park Committee:

Ruth Powers & David Chew, Boardwalk Co-chairs

Camille Rust

Sally & Paul Kiely

Bob Sullivan

Linda Hansen

Dennis & Pat Connolly

Carolyn & Mike Waring

Community Comment:

The regular monthly meeting of the GPOA Board was held at The Emerald on 7/21/21. After determining that there was a quorum President Colleen Iaach called the meeting to order 5:05 PM

The volunteers from the Bear Park committee, led by Garden Chair Ruth Powers presented a report to the GPOA Board. The park committee has received over \$1500 in cash donations, and has spent over \$1,000 for materials and plants for garden and boardwalk renovations and the 44 volunteers have spent over 500 hours weeding, hauling debris, and pounding boards for the boardwalk. The Board acknowledged and thanked the committee for their dedication and sweat equity to work on this project. A full copy of the report will be filed for the record with the minutes.

Dennis & Pat Connolly attended the Board meeting to appeal the decision not to approve their application for a shed on their property at 138 Southern Hills Drive. The Board thanked them and said that this would be discussed later in the meeting and we would inform them of the decision.

Michael & Carolyn Waring of 3105 Peppercorn Road attended the meeting to discuss actions that their neighbors, Ruthann and Lance Sheeder of 1804 Peppercorn Court, regarding a 2' wide, 18-24" deep, and approximately 14' long trench that the Sheeders have had dug on their property in response to the planting of bamboo which is invasive. The Warings believe that it is in the purview of the Board to resolve. The Board will visit the site to see the trench and Geoffrey will speak to the neighbors to discuss the issue.

Approval of June 16, 2021 GPOA Board Minutes:

Gerry sent the June minutes to all Board members prior to the meeting. Suggested corrections were made and Colleen made a motion to approve the minutes; the motion was seconded and passed. Gerry will contact Paul and ask him to post the minutes for April and June on the website.

ACC Report:

George Kramer presented the review of the July ACC applications at the July ACC meeting. The ACC endorsed all applications except for Dennis Connolly's shed application

Applications Received for July review:

Construction:

1. Dennis Connelly, 138 Southern Hills Drive (2021-038)-S-V. Raised 8'x12' wood shed behind residence on golf facing lot. Previously **Not Recommended** and **Denied by Board**, no further information received. Forward appeal request to board. **No action was taken.** Mr. & Mrs Connolly presented their case for approval during the community comment period of this meeting. The purchased shed is in a heavily treed area of his property and not visible from the golf course. Mr. Connolly would consider having the shed constructed on a cement pad rather than blocks if that would help the situation. The board discussed various options that might work, but none would be in compliance with the covenants and because the shed is on a golf course lot and would not be assembled in the rear of the property within the sidewalls of the residence a motion was made by Rhona to deny the appeal. It was seconded and passed.

2. Wayne Baker, 1236 Pine Valley Drive (2021-049)-S IV-B. Construct 10'x13' covered deck and 10'x9' open Pagoda across front of residence connected to 24' handicap ramp. Building permit requested. Reviewed by L. Costello, G, Kramer and P. Schaefer. Colleen made a motion to approve; seconded and passed.

Installation:

1. Stacy Rhinehart, 109 Southern Hills Drive (2021-047)-S-V. Basketball goal post on concrete pad adjacent to driveway. Reviewed by T. D'Arco and G. Kramer. Mandy made a motion to approve; seconded and passed.

2. Stephanie Yeagle 1348 Pine Valley Drive (2021-051)-S-VI-B. Five-foot high fence enclosure behind residence. Fence line depth not to encroach on drainage easement. Reviewed by W. D'Arco, G. Kramer and P. Schaefer. Rhona made a motion to approve this contingent on two (2) things: The Yeagles need to be the legal owners of the property before it can be approved (they are closing before the end of the month) and we need to receive information to ensure that the fence will not be placed in the drainage easement. Once we are assured of these two items the orange permit sign will be released; the motion was seconded and passed.

Paint/ Replacements:

1. Tim Hogan, 1305 Pine Valley Drive (2021-048)-S VI-A. Paint exterior vinyl shutters dark blue. Reviewed by J. Imbriaco and G. Kramer. Colleen made a motion to approve; seconded and passed

2. Cal Hansen, 1320 Pine Valley Drive (2021-050)-S VI-A. Replace weathered wooden deck benches with approved railing. Reviewed by J. Imbriaco and G. Kramer. Mandy made a motion to approve; seconded and passed.

Gerry asked George to make a correction on his ACC Application Summary Sheet for File# 2021-032; correct the spelling of the owner from Archer to Anthon and mark the application as denied.

Board Members' Reports:

President's Report:

Colleen thanked Bill Stafford for mowing two overgrown lots; 1326 Pine Valley and the other is on Southern Hills.

Ron and Shelby Pontiff of Joe's Signs donated two speed safety signs for the college entrance. Thanks to the Shelby's for their contribution to the community.

Colleen apologized to Rhona for asking her to send out information regarding a meeting Common Cause was sponsoring regarding redistricting. Colleen thought that this was information the community should be aware of and stated that she was unaware of any political connections. Rhona had received about eight negative comments from residents saying that this group was associated with a political party and the GPOA should not promote it and Rhona wrote an apology on GPOA Mail after which five residents contacted her to say that no apology was necessary.

Colleen is putting up the congratulatory balloons for graduates this weekend as some are heading out to college. The Gazette article regarding graduates will be in the upcoming issue.

The Noise Abatement Committee is continuing to work on the issue and will hold a meeting on July 22 with Alderman Jeffrey Oldham at the Emerald.

Colleen distributed copies of letters from Mike Waring and Linda Hansen. The Warings also addressed their issue during the Community comment section of the meeting. Linda Hansen has contacted the board previously regarding GPOA membership dues. Ms. Hansen has chosen not to become GPOA member. Her letter notes her volunteer hours on the Bear Park Committee and she feels that this service is sufficient. The board noted that since Ms. Hansen is not a GPOA member she cannot serve on a GPOA sponsored committee or attend a GPOA meeting. She was in attendance at the Community Comments section of our meeting. Rhona made a motion that we communicate that we received her letter and her comments are duly noted; seconded and passed. Gerry noted that further discussion of non-GPOA members serving on committees was needed.

Colleen also distributed copies of the letter being sent to Ms. Blais' attorney of record regarding her latest email. The letter addresses libel issues and asked that Ms. Blais correspond to the Board only through her attorney. Mandy made a motion to accept the letter as written and send it to the attorney; seconded and passed.

Vice President's Report:

Mandy Chew presented a petition signed by 23 members of two Ad Hoc committees, Nature Park Trailblazers Committee and the Garden Committee asking for the merger of these two committees into a single standing committee. The petition asked that a standing committee be established with the objectives of preservation, enhancement of the nature park and all its environs, that the nature park be designated a local community conservancy for the protection of all native flora and fauna, and that the GPOA estab-

lish an annual budget line item of \$1,000/year, and that this standing committee, once established will support a separate and independent 501(c)(3) charitable corporation to solicit charitable donations and grants for the maintenance of the Nature Park to augment the GPOA's budgeted expenditures.

A full copy of the Bear Park Petition and its goals and objectives will be in the Bear Park Section of the 2021 Minutes binder along with copies of the report.

After discussion the Board determined that this will have to be discussed further after we complete our 2022 Strategic Plan and the 2022 Budget so no action can be taken until the fall.

A report was also submitted by Debbie Welch detailing donations including money, flowers, and supplies, and the volunteer hours spent by the volunteers. The complete report will be placed in the Bear Park section of the minutes binder.

Mandy asked that a motion be made to release \$1,188.00 from the Bear Park revenues to extend the irrigation in the park from Brier Bear halfway to the small garden and the new Dodge's Garden so that all garden areas will be watered regularly. During the discussion Terry West said that this will add about \$200 to our yearly water bill. Geoffrey made the motion to disperse the funds; it was seconded and passed.

Rhona said that people have noticed that there were a number of weeds in the gardens and suggested that in the future a work schedule be established so that all workers know the schedule. Rhona said that she was working in the park the next day to weed. Mandy said that this was part of the plan.

Mandy distributed copies of the final version of the Confidentiality Agreement to the board members and Geoffrey made a motion to accept the statement so that board members and the ACC can sign it.

Secretary's Report:

Gerry updated the board on the Semi-Annual Information Meeting. A quorum of the 484 GPOA members as of June is 121. We have received 141 ballots to date. Even though we have reached a quorum Gerry asked Rhona to send a reminder on GPOA mail to encourage members to return their ballots. Gerry distributed the final version of the agenda for the meeting and will make 75 copies for attendees. We will have a table for people to sign up for committees such as Luminaria, New Resident Welcome Reception, Seasonal Entrance Decorations, Community Watch, and Social Events. Rhona has received power points from most members and she will start to put this together, but will need technical help to set it up for the meeting.

The 14 ACC permit applications have gone through some formatting changes and Gerry asked the board to delete the scans that were previously sent as new scans will be sent to the Board for review at the August 1 workshop to be held at Rhona's. With so many applications to be reviewed Gerry asked that the board carefully read the documents and have comments and questions ready for the meeting to save time so that they will be ready for Board approval at the August Board meeting. It is hoped to have these finalized and the website updated so that the permit applications can be used this fall.

Since the Feury lien has been served Gerry asked where to keep the original of the lien. It was decided that since we no longer have a safety deposit box we should purchase a small waterproof and fire proof safe that could be kept in the storage unit. Gerry will research this and send the information to the Board. Mandy said that Mr. Feury has until August 9 to respond. If he does not respond we will have to enter a Default judgement probably with the clerk of Superior Court. David Chew will help Gerry go through this process.

The ACC article for the next issue of the Gazette will be on the permitting process as requested by George Kramer.

Treasurer's Report:

Terry reported that YTD our revenues were \$41,701.14; administration expenses YTD are \$5,935.73; maintenance expenses YTD are \$14,665.94; the checking account has \$28,604.86; Money Market YTD has \$14,075.60; Bear Park has \$2,313.00. Geoffrey made a motion to accept the financial report as information; it was seconded and passed.

Rhona asked if the 50/50 raffle money raised at the July 4th Burger Night has been added to our revenues. Terry said he has not done that yet, but will put it under gifts.

Terry will see if he can get a better monthly price for the mowing of the Feury property which will be added to the lien amount.

Past President and Member at Large Report:

Rhona reported that the August 1 workshop for ACC permit application review will be at her home. She is working to finish the renovation of the final Greenbrier entrance sign. She asked Colleen to schedule a workshop to discuss the Blais issue and make a decision on what to do in the future. She would also like a workshop on the Friends of Greenbrier. These work shops should be held before the new board is installed in September. Rhona also suggested that if there are restrictions on meetings due to the covid variant we can send our power point presentation to GPOA members through a GPOA mailing.

Standing Committee Reports:

ACC Report:

George presented the ACC report earlier in the meeting. See preceding section of minutes for ACC report.

Membership Committee:

Rhona reported that to date we have 496 GPOA members.

Safety Committee:

Wayne D'Arco is the new Community Watch Chair.

Website:

Colleen has some possible website ads. She will discuss the ads with Bill Stafford and contact the Dougherty's to discuss the plans for their website ad and assure them that they will have a full year of advertising. Paul should talk with Jeremy to see how these ads should be submitted. Paul will also have to talk with Jeremy about updating the site after the ACC applications have been approved. He will check to see if there will be a cost for the update.

Ad Hoc Committees:

Bear Park Project:

Please see the report under the Vice President's Report.

Noise Abatement:

The committee will meet tomorrow, Thursday, July 19 at the Emerald with Alderman Jeffrey Odham to see what the City of New Bern can do to help with noise reduction.

Old Business:

Geoffrey contacted the City regarding John Robinson's request for a crosswalk on Greenbrier Parkway. He was told that as we have no sidewalks no crosswalk would be put in. Geoffrey will speak to John about this.

New Business:

Colleen will submit her letter of resignation from the GPOA Board at the September 22 board meeting. She will also not be in attendance at the August board meeting and Vice President Chew will chair the meeting.

Next Scheduled Meeting:

The next GPOA Board meeting will be on Wednesday, August 18 at 5:00PM at the Emerald.

A motion to adjourn the meeting was made by Rhona; it was seconded; passed. The meeting adjourned at 7:37.

Submitted by Gerry Fleckenstein, Secretary