

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING
Via Zoom
March 18, 2021

Present: Colleen Iacch, President
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

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

Dixie Babb, ACC Member
Lou Costello, ACC Member

Micheal Waring, Resident

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 President Colleen Iacch at 5:08 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 by personally contacting a board member via phone, email, postal service, etc. Comments from the community are always welcome.

At his request, Michael Waring met with the Board at this Zoom meeting to further explain his position for an appeal to his denied application for an extension to a fence that had previously been approved. George Kramer, ACC Chair and two additional ACC members, Lou Costello and Dixie Babb, were invited to provide background information if necessary. Mr. Waring completed his presentation and Colleen made a motion for the Board to go into Executive Session to discuss the issue and make a determination. Before leaving the Zoom meeting Mr. Waring asked that he be informed of the decision at a later time rather than return to the meeting by Zoom. This procedure was agreed to by all parties and Mr. Waring left the Zoom meeting. The Board then went into Executive Session.

After discussion based on review of the pertinent documents and information learned by Board members on site visits made by all Board members, Gerry made a motion to affirm the recommendation of the ACC denying a new variance for an additional two 8' sections of fencing. The motion was seconded and passed unanimously. Mr. Waring will be encouraged to work with his neighbor to provide natural vegetation along the property line. Mr. Waring will be informed of the Board's decision by registered receipt requested mail. A motion was made to return to general session by Colleen; seconded; passed.

February 17, 2021 GPOA Board Minutes:

Gerry sent the February minutes to all Board minutes. There were no additions or corrections. Mandy made a motion to accept the minutes. It was seconded and passed. The approved February minutes will be posted on the website.

Board Members' Reports:

President's Report:

Colleen reported that Lou Costello had raised a concern about the properties on Southern Hills and Oakmont Circle that back up to Wetlands. This area needs to be cleared and because it is owned by individual property owners the Board can take no action. Rhona had previously talked with a representative of the Army Corps of Engineers which has jurisdiction over Wetlands and will contact them again to ask them to handle this issue with the homeowners.

Paul has been asked to research Adjuncts. An adjunct is a word or a group of words that qualifies or modifies another word or group of words. Establishing the definition of words such as driveway vs. pad would help to clarify certain aspects of the covenants.

When dealing with a non-compliant resident Colleen recommended that any interaction by a Board member with the resident should follow the "two person rule" and all communications be documented.

Geoffrey made a request that a lien be put on Mr. Feury's property in Small Claims Court because he has not yet paid his agreed upon costs to clean up the area around his pool that was in non-compliance. Mandy explained that in NC a lien against property is filed in Superior Court, not Small Claims Court. Mandy volunteered to do more research on the procedure so that we follow the correct process in handling this issue.

All Board members were invited to sign up for and review hoaleadership.com for information for tips on how to work within an HOA.

Linda Dodge is moving and all of her volunteer positions will need to be filled. As of now Rhona Beadle will take over Membership and Welcome Committee. Mandy will handle the Pony Express and Paul will take over the Website. We still need a person to take charge of the Directory. A "Want Ad" will be in the Gazette to ask for volunteers.

In January the Board passed a motion to publish the names, addresses, and offense of non-compliant residents after they have completed the ACC three step process and are still non-compliant. Gerry wants to revisit this issue and suggested that we need to make an amendment to this policy before it is implemented, and asked that this be put on the agenda for the April meeting.

Vice President's Report:

Because there has been discussion on GB Mail and erroneous information has been made public regarding the non-compliant RV parked in a driveway on Pine Valley, Mandy has requested a Board

Work Session to discuss confidentiality and communication issues of Board members and ACC members as soon as possible. Colleen will schedule a work session that will only be attended by Board members and a follow-up meeting with the Board and the ACC will be scheduled if needed.

Mandy (and David Chew) handled the printing and delivery of the Bear Park survey to all residents and because she is familiar with the Pony Express procedure she will take over chairmanship of that committee for the immediate future.

Mandy contacted the NCDOT and the City of New Bern to clarify the procedure for the resurfacing of local roads. It was explained that the City of New Bern reevaluates resurfacing of roads every five years. The roads are evaluated on a scale of 1-100. Of particular concern is Pine Valley and the last time it was evaluated it rated in the 70 range. It will be coming up for reevaluation.

Treasurer's Report:

Terry reported that YTD we are still on track with the budget and we remain financially sound. Mandy made a motion to accept the budget report as information. It was seconded and passes.

Terry will contact Tryon Storage to see if they will give us a better rate. It is under new management and Terry feels we could maintain our relationship with Tryon.

Our insurance policy has been reviewed and is up to date. Geoffrey made a motion to continue with our present carrier and it will be handled by Reed Whitsett of Wade Associates Insurance. The motion was seconded and passed.

Secretary's Report:

Gerry had distributed a list of names of 2020 GPOA members for each Board Member contact. Terry has received some dues money from these calls.

Gerry submitted a general article about the ACC to be published in the next edition. She will choose a specific topic for the next article.

The discussion regarding ACC members visits to new residents was tabled until we have our "work session" on communication.

Past President and Member at Large Report:

We will be recognizing Linda Dodge's contributions to the Greenbrier community, but since Linda is moving perhaps we should rethink naming it "Person of the Year". Rhona is open for suggestions and comments regarding this issue.

Standing Committee Reports:

ACC Report:

George Kramer, ACC Chair, phoned into the Zoom meeting. George reported that there were five ACC applications this month and he had sent out copies of all the applications prior to this meeting for the Board to review. The ACC met on March 11 to review the applications and their recommendations are as follows.

Applications Received: Committee unanimously endorsed the following Applications.

Generator Installation

Keith Merritt 1235 Pine Valley Drive (2021-012)-Section IV-B. Gas-fired generator adjacent to residence. Reviewed by P. Schaefer and G. Kramer.

Michael Waring, 3105 Peppercorn Road (2021-014)-Section I.
Gas-fired generator adjacent to residence. Reviewed by L. Costello and G. Kramer.

Rhona made a motion to approve installation of both generator applications; seconded and passed.

Shed Construction:

James Fleckenstein 600 Doral Court (2021-011)-Section VI-2. 12'x12' Storage shed with porch behind residence. Reviewed by W. D'Arco, G. Kramer and P. Schaefer. Colleen made a motion to approve the construction of the Shed/Storage building application; seconded; passed. Gerry abstained from voting.

Satellite Dish Installation:

Allen Bardwell, 202 Firestone Court (2021-010)-Section VI-2. Direct TV Dish rear of residence. Reviewed by W. D'Arco and G. Kramer. Gerry made a motion to approve; seconded; passed.

Tree Removal:

Liu, Li (Lucy), 1709 Pennyroyal Road (2021-005)-Section I. Eight Oak and Pine trees located close to residence and driveway causing foundation damage; 80+ trees remain. Reviewed by Lou Costello and G. Kramer. Colleen made a motion to approve; seconded; passed.

Mandy asked George if he had received an application for tree removal from a resident on Oak Hill Lane. No application was received, yet trees were removed. This topic will be part of the discussion at the Board workshop.

Membership Committee:

Rhona has taken over the chair from Linda Dodge. Due to the transition there was no formal membership report. Terry noted that to-date we have 462 GPOA members. Rhona will handle distribution of the 2021 GPOA membership stickers.

Safety Committee:

Paul has replaced the orange flags attached to the speed limit signs with yellow ones. He reported that the Neighborhood Watch Program is working as a resident called the New Bern Police to report a "strange" parked car on her street. The police responded immediately to check out the situation. Paul has written an article for the next issue of the Gazette on external devices that can be attached to your phone that would screen for unwanted calls that residents are being plagued with.

Recently the City of New Bern Traffic division had temporarily installed several pole mounted speed display units on Pine Valley. Geoffrey has been in communication with the City about this issue. We have received some information from the police department. The police determined that speeding is not a problem in this neighborhood. The police generally only issue a speeding ticket if the driver is going thirteen miles over the speed limit. More clarification on the data will be needed. The police will install these units on Country Club Drive to check the data in that area.

Beautification and Maintenance:

Bush hogging will continue to be done by our present contractor and Terry recommended that we have it done twice a year.

Social Activities:

Rhona reported that the Curbside Easter Egg Treat with the Greenbrier Easter Bunny will be held on Saturday, April 3 from 2:00-3:00 PM at the Emerald Clubhouse Entrance. Janet Routier and her committee will distribute wrapped candy and pictures with the Easter Bunny will be allowed (masks please).

Depending on the state's Covid restriction the Emerald is hoping to have Burger Nights this summer.

Ad Hoc Committees:

Noise Abatement:

Colleen reported that she has had four responses from the Noise Abatement Flyer so far.

Bear Park Project:

Geoffrey as received many comments on the Bear Park survey and thirteen people have volunteered to serve on the committee. Mandy will be working with Geoffrey on this project to schedule a meeting.

New Business:

Next Scheduled Meeting:

The GPOA Board will meet on Wednesday, April 21, 2021 at 5:00PM.

A motion to adjourn the meeting was made by Gerry; it was seconded; passed. The meeting adjourned at 7:30.

Submitted by Gerry Fleckenstein, Secretary