

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

VIA ZOOM

November 18, 2020, 5:00 PM

Present: Colleen Iacch, President
Mandy Chew, Vice President
Terry West, Treasurer
Paul DeVenuto, Assistant Treasurer
Gerry Fleckenstein, Secretary
Geoffrey Smith, Assistant Secretary

Absent: Rhona Beadle, Immediate Past President, Member at Large

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. The meeting was called to order by President Colleen Iacch at 5:05 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.

Paul DeVenuto reported that residents have had a positive response to the orange flags reminding us to observe the posted speed limit signs. The stop sign at the corner of Greenbrier Parkway and Pine Valley was hit by a car. Colleen reported that residents were happy to note that the stop sign was quickly replaced that same day.

October GPOA Board Minutes:

A correction was made to the October minutes by Mandy Chew under the October Treasurer's report. The motion made by Mandy should have read as follows: Mandy Chew made a motion to accept the 2020 expense report as information. Colleen then made a motion to accept the October minutes as amended and the motion passed.

President's Report:

President Colleen Iacch mentioned that the committee reports would follow the GPOA Officer reports. Colleen reminded us that the Petition for Noise Abatement and the Bear Park Survey were originally going to be included in the annual meeting packet. It was decided after the October meeting to distribute the petition and the survey separately from the packet as a separate mailing might elicit more interest. They will be distributed in January and it is hoped that residents will volunteer for these committees.

Colleen congratulated Terry and Geoffrey for their work on the fountain lights on Greenbrier Parkway. The lights are on a time from 4:00PM until 10:00PM.

Vice- President's Report:

As mentioned in October's minutes Mandy contacted the City of New Bern to verify whether Pat Feury of 1239 Pine Valley Drive needed to have a fence around his pool. The City said that when a new pool is put in it needs to have a fence around it, but if the fence is removed after installation of the pool the City has no requirement that the pool must be fenced in. There is a NC State law that requires fencing around a pool, but the City of New Bern has not adopted that law. Mr. Rollins of Pine Valley Drive, a neighbor of Mr. Feury, contacted Rhona and thanked the board and especially Mandy for their work on this issue and although he was disappointed in the city's response to the pool fencing issue he wondered if something could be done through Mr. Feury's insurance company. Mandy and Geoffrey are going to investigate this possible course of action and report back to the board. Mandy has contacted Mr. Rollins and will keep him informed.

Treasurer's Report:

Terry reported we are ending the year in good shape with all of our bills paid up to date and we still have \$16,000 plus remaining in the checking account. As of this date he has also received \$1,000.00 in 2021 dues payment. Terry reported we are fiscally sound as we start to close out the 2020 year. Mandy made a motion to accept the treasurer's report as information. It was seconded and passed.

Secretary's Report:

Gerry and Mandy reported on the annual meeting packet. The processing, compilation, and the distribution of all the information to be included in the packet went smoothly. Gerry thanked everyone for their efforts, especially Mandy and Linda Dodge. The UPS store did a great job and even numbered the ballots for us. Mandy is optimistic that the red vote reminder on the return envelope will encourage residents to return their ballots.

Terry will collect the ballots from the postal and club mailboxes and keep a running total of the returns. In order to pass the 2021 budget, we need a quorum of 25% of the current membership. A running total will help us know if we will reach the quorum number and if necessary reminders will be put out on GPOA mail to encourage ballot return.

Gerry, Mandy, and Colleen will meet at Gerry's house on Monday, 12/7/20 at 1:00 to count the ballots. Because there is also a section for community feedback on the ballot, it was suggested that we ask Rhona if she would like to join the meeting. Gerry will follow up with Rhona.

Past President and Member at Large Report:

Colleen reported for Rhona regarding the Luminaria project. Rhona is taking inventory of the supplies on hand. She and Melody Anisko, Chair, will buy whatever else is needed and arrange for the sand to be made available. The luminaria will be held on either 12/12/20 or 12/19/20 and information will be distributed to the community through GB mail and GPOA mail to encourage participation. Expenses for the Luminaria project will be paid for under our already budgeted social events.

ACC Report:

George Kramer phoned in the ACC report to the Zoom meeting. As there was only one application for a tree removal there was no ACC meeting this month. George was asked to arrange for an ACC committee picture to be taken for the 2021 Directory.

It was noted that no formal complaint has been made regarding the house on Tarragon Court that needs painting and mailbox repair. It was determined that since no official complaint has been made the Board will not take any official action at the present time. Geoffrey volunteered to have a neighbor to neighbor contact with the homeowners to get a feel for their intentions regarding repairs.

Some political signs are still displayed on properties. These signs should have been removed three days after the election and so a friendly reminder will be sent out. A discussion ensued regarding signs and flags. Mandy felt that some clarification was needed between the covenants and the guidelines regarding signage. Some of the board members feel that we should emphasize that Greenbrier has a “no sign” guideline. Geoffrey volunteered to put together a flyer to remind residents of the intent of our sign policy. Further clarification might be necessary.

Membership Committee:

Colleen reported for Linda Dodge, Chair, that because we have not been able to have a new resident welcome party Linda has recommended that we write each new resident a welcome letter and invite them to participate in a raffle which will include gift certificates to area restaurants/businesses. As money is in the 2020 budget for a welcome party the board felt that this was a welcome substitute in the time of Covid.

Safety Committee:

Paul reported on the Community Watch Program. In an effort to get block captains it was suggested that even though the New Bern Police Department has a very detailed description of the block captain's responsibilities, it would be better for Greenbrier, especially during Covid, to encourage more minimal requirements for block captains. A block captain should ideally introduce themselves to their neighbors and be aware of what is happening in their area, and during an emergency, such as a hurricane, they should be prepared to pass on important information. The committee will use the GPOA mail drop to provide information to the community about this important service and ask for volunteers to be block captains.

Paul mentioned that Sgt. Kevin Lee of the New Bern Police department, who is in charge of patrolling our area, drives through Greenbrier regularly.

Colleen thanked Paul for the informative article on snakes.

Mandy made a motion to accept Paul's report as information. It was seconded and passed.

Beautification and Maintenance:

Geoffrey reported that he is still getting price quotes for the installation of the electrical meter and breaker box at Bear Park. Depending upon the price this might have to be done in stages. Geoffrey will plant some butterfly friendly milk weed plants in the park.

Terry reported that pine straw will be laid next week and he will also arrange for bush hogging to be done.

Social Activities:

Colleen reminded us to support the ongoing Community Takeout Dinners and the Luminaria project.

New Business:

2021 Directory: Colleen reported for Linda Dodge on the progress of the 2021 directory. Linda is hoping to have the directory out in the beginning of January. The ads normally in the directory will now be on the website. At this time Bill Stafford has seven sponsors. Bill and Colleen will be meeting with Jeremy, our website designer, next week to discuss business card type ads that would be changeable during the year and would cost in the range of \$50-\$75. Colleen encouraged the board to talk with people and try to come up with a list of qualified contractors in the areas of painting, plumbing, landscaping, flooring, etc. who could be contacted to take out one of these ads.

Front Entrance Christmas Decorations: Mandy suggested that Greenbrier's Christmas decorations be put up in early December. The group, including Colleen, Mandy, Geoffrey and other volunteers will meet on Wednesday, 12/2 @ 2:00 to decorate the front entrance. Other volunteers are welcome. Terry mentioned that he had restrung the lights on the wreaths and that he would also have the irrigation turned off and the pumps drained before we decorate.

Communications: A resident wrote a critical letter regarding the accuracy of our latest GPOA communication. It is recommended that anything distributed to the community be fact checked and carefully proofread for grammatical and spelling errors.

Next Scheduled Meeting:

The GPOA Board does not meet during the month of December so our next GBPOA Board Meeting will be January 20, 2021 @ 5:00 via Zoom.

Colleen adjourned the meeting at 6:24.

Submitted by Gerry Fleckenstein, Secretary