

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

October 21, 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
Rhona Beadle, Member at Large

Others: George Kramer, Chair ACC

Due to Covid the regular monthly meeting of the GPOA Board was held outdoors poolside at the Emerald on Wednesday, October 21. Colleen called the meeting to order at 5:10 and all members were present. A motion to approve the minutes of the September meeting was made by Colleen, seconded and approved.

President's Report:

President Colleen Iacch presented the Strategic Plan for 2021. A motion was made by Gerry to pass the Strategic Plan and the motion was seconded and passed by all.

Colleen then gave a report on the Annual Meeting to be held in December. Due to the pandemic the meeting will be done through mailings delivered by the Pony Express and USPS. It was determined that the packets should be in the hands of the residents by November 20, 2020. The packets will include a letter from the president, the agenda, the strategic plan, the 2021 budget, a membership report, a survey regarding Bear Park, and a petition regarding noise abatement. Packages should be returned to the GPOA by 12/10/2020. A motion was made by Rhona to adopt the plan for the annual meeting and have all the information that the residents need to them by 11/20/2020. the motion was seconded and passed.

Colleen then talked about the board liaison positions for the various committees and assignments were made.

Colleen:	City Relations, HOA council, Web Mistress, Insurance Coverage
Mandy:	Nominating committee, Elections, Membership Welcome Committee, Mutt Mitts Linda Dodge will remain Membership Chair
Terry:	Finance, USPS Box & Emerald Box, Maintenance Lou Costello to remain Drainage Chair

Paul:	Finance, By-Laws, Emergency Management/Safety, Community Watch
Gerry:	Records, Minutes, Election Committee, Membership Committee with Linda Dodge, Chair
Geoffrey:	Records, Minutes, Elections, ACC Liaison George Kramer to remain ACC Chair
Rhona:	Social, Yard Sale Signs, Communications (GPOA Mail), Luminaria Project to be chaired by Melody Anisko

A motion was made by Rhona to accept the liaison appointments, seconded and passed.

Vice President's Report:

Mandy contacted the City of New Bern to verify whether or not 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, 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.

Treasurer's Report:

Terry reported the we are fiscally good as we start to close out the 2020 year. Mandy made a motion to accept the 2020 expenses as information. It was seconded and passed.

Colleen moved to accept the proposed 2021 budget. It was seconded and approved.

Membership Report:

Gerry read Membership Chair, Linda Dodge's report. As of 11/2019 we have 494 GPOA members.

ACC Report:

George Kramer presented 3 applications for tree removal approved by Colleen.

A discussion ensued regarding the parking of the camper at 1325 Pine Valley Drive. It was noted that Geoffrey received a formal complaint about the violation via a phone call on 9/18/2020. The discussion continued as to whether the resident was non compliant based on the "Declaration of Covenants and Restrictions" and the General Caretaking Provision section of "Overview of Covenants of the GPOA" which is

available to residents on the website. A motion was made by Colleen that said the “GB resident, Suzanne Blaise of 1325 Pine Valley Parkway is in violation of the Covenants with regard to parking a vehicle in a driveway for a prolonged period of time.” The motion was seconded and passed. Rhona proposed an amendment to the preceding motion to add “without a GPOA variance request and board approval”. The amended motion was seconded and passed. A formal letter will be sent to the resident.

There was further discussion as to clarifying aspects of this covenant and other covenants. Our covenants can be amended every 10 years with a majority vote. The GB covenants would have to be revised/updated/amended in the year 2023. It was determined that a committee should be formed to do this task. Geoffrey will prepare an article and ask for volunteers from the community in the first issue of the GB Gazette in 2021.

A “friendly reminder” letter will be sent by the ACC to Chris & Sabrina Davenport of 704 Tarragon Court about the appearance of their property.

All political signs should be removed from residents’ property by 11/6/2020 (3 days after the election). If signs are not removed a “friendly” reminder will be posted through GPOA mail, GB mail, and a “spotlight” message in the Gazette.

Member at Large Report:

Rhona distributed copies of Covenant Complaint Procedure which she will have copied and distributed to all residents via Pony Express. The process is on the website.

.

Safety Committee:

Paul will be putting the new orange speeding flags out soon. He has been in contact with Officer Denise Longmire of the New Bern Police Department regarding participation in The National Night Out on October 28 & 29. Due to the pandemic this year it will be a “drive-thru” community reach out program.

Next Scheduled Meeting:

The next GPOA Board Meeting will be November 18 @ 5:00 via Zoom.

Colleen adjourned the meeting at 6:49.

Submitted by Gerry Fleckenstein, Secretary