

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING

The Emerald

April 21, 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

The regular monthly meeting of the GPOA Board was held outdoors at The Emerald. After determining that there was a quorum the meeting was called to order by President Colleen Iacch at 5:05 PM.

Community Comment:

There were no community members present at the GPOA Board Meeting. 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. Rhona had a second conversation with Greenbrier resident, John Robinson, who wants a crosswalk put on Greenbrier Parkway at the intersections of Pennyroyal. John needs to contact the City of New Bern. Geoffrey volunteered to talk with Lou Costello to find out who would be the best contact and this information will be given to Mr. Robinson. Gerry said that Animal Control was on Mulligan Court on 4/20 and removed feral cats. A neighbor is feeding stray cats. Gerry suggested that Paul write an article for The Gazette regarding the dangers of feeding wild animals.

March 18, 2021 GPOA Board Minutes:

Gerry sent the March minutes to all Board members. There were two corrections to be made. Under the vice-president's report it should read "non-compliant RV parked" (not paped) and under the Past President's report it should read "the police will install these units on Clubhouse Drive" (not Country Club Drive). Mandy made a motion to accept the minutes as amended. It was seconded and passed.

Board Members' Reports:

Because the Board will be going into Executive Session later in the meeting George Kramer was asked to give The ACC report at this time.

GPOA- ACC Action Recommendations Thursday, April 9, 2021 Meeting

Applications Received: Committee unanimously endorsed the following:

Deck Conversion:

1. Mark West, 1255 Pine Valley Drive (2021-017)-Section IV-C. Replace/ extend decking/ replace shrubbery. Reviewed by G. Kramer and P. Schaefer.

- Geoffrey made a motion to recommend; seconded; passed.
2. Shelby Pontiff, 800 Thyme Court (2021-022)-Section II. Enclose existing rear deck to create screen porch with asphalt shingle roof matching residence. Reviewed by L. Costello and G. Kramer. Mandy made a motion to recommend; seconded; passed.

Generator Installation:

Bob Callinan, 1247 Pine Valley Drive (2021-020)-Section IV-C. 20kw standby generator on concrete pad. Reviewed by W. D'Arco, G. Kramer and P. Schaefer. Colleen Made a motion to recommend; seconded; passed.

Paver Installation

Evander Baker, Jr, 1236 Pine Valley Drive (2021-015)-Section IV-C. Fifteen-inch pavers adjacent to driveway. Reviewed by G. Kramer and P. Schaefer.

As this work has already been done Gerry raised the question as to why we should vote on it. After discussion Rhona made a motion to neither recommend or deny, but to accept this as information only. This motion was seconded and passed. It was suggested that we have further discussion how to handle work that has already been done before the Board approved it. Should the Board and the ACC meet more than once a month? This question will need further discussion with members of both boards. An article to educate residents regarding the time frame for approval and regulations for tree removal should be published in the Gazette.

Tree Removal:

1. Linda Hansen, 1238 Pine Valley Drive (201-016)-Section IV-C. Two Gum Ball trees to be replaced. Reviewed by G. Kramer and P. Schaefer.
2. Jack Kerr, 105 Oak Hill Lane (2021-018)-Section V. Three dead (1-Pine and 2-Cedars) located near property line. Reviewed by T. D'Arco and G. Kramer. Colleen made a motion to accept these two tree recommendations as information only; seconded; passed.
3. Robert Karr, 1335 Pine Valley Drive (2021-021)-Section VI-2. Eight Pine trees close to residence and neighbor's driveway; 25+ remain. Reviewed by W. D'Arco and G. Kramer. Colleen made a motion to recommend; seconded; passed with one member voting no.
4. Ronald Ferry, 4000 Shinnecock Drive (2021-023)-Section III. Five damaged trees from hurricane located near residence; 25+ remain. Reviewed by L. Costello and G. Kramer. Colleen made a motion to recommend; seconded; passed.
5. Tony Schaffer, 114 Southern Hills Drive (2021-024)-Section V. Three trees close to residence, one dead. 7-trees remain. Reviewed by T. D'Arco and G. Kramer. Colleen made a motion to recommend; seconded; passed.

Window/ Door Replacements:

Matthew Murphy, 601 Winged Foot Court (2021-019)-Section III. New vinyl white windows and windowed front door. Reviewed by G. Kramer and B.R. Sudduth. Colleen made a motion to recommend; seconded; passed.

Colleen thanked George for his report and said that we were going into Executive Session. George then left the meeting. Colleen made a motion to go into Executive Session; seconded; passed. Minutes of the Executive Session will be distributed separately to Board members only. Colleen made a motion to end the Executive Session at 6:50; seconded; passed and our regular business meeting continued.

President's Report:

[REDACTED]

[REDACTED] . Gerry

made a motion to rescind the policy previously adopted at the January Board meeting that gave the Board the authority to publish name, address and non-compliant offense in the Gazette. This motion was seconded; discussed; passed. Gerry then introduced a new motion which was seconded, discussed and passed. The motion read "if a resident/property owner is in violation of a Greenbrier covenant, policy, or guideline and has completed the articulated and documented ACC Non-Compliance process and is still non-compliant, it is moved that the Board can publish the non-compliance issue, address, and lot number of the property that is in violation in the Gazette.



Vice President's Report:

Mandy distributed copies of the Notice of Lien that will be filed against the property of Patrick Feury who resides at 1239 Pine Valley Drive, Lot 52, Greenbrier Section IV-B. The lien is to collect the monies owed to the GPOA for costs related to cleaning, clearing, and maintaining the property that he failed to do. Colleen signed the letter to Mr. Feury informing him that the Board intends to file the lien.

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 passed.

As our sprinkler system needs maintenance and repairs, Terry made a motion to renew our contract with Groundhog Irrigation for a cost of \$1,600 for a year; seconded; passed.

Geoffrey said that there are some residents who would like to contribute money to the renovation work at Bear Park and he asked Terry to keep this as a separate item in the budget so that the Board can ensure that any monetary contributions will go to the Bear Park project.

Secretary's Report:

Gerry will write the next article regarding the ACC for The Gazette. Suggested topics are non-compliance issues, timeline for applications to be approved, and regulations for tree removal.

Past President and Member at Large Report:

Rhona discussed contacting Weyerhaeuser to see if there was any way they could help us with a review of our covenants. We would also need an AD Hoc committee to review covenants and definitions. Rhona made a motion asking the Board to approach Weyerhaeuser Realty in hopes of getting them involved in reconstruction of our covenants. It was seconded and passed.

Rhona contacted the Army Corps of Engineers regarding the wetlands issue on Southern Hills Drive at the home of Gail Zarello. The Corps will not handle this problem at this time since there has been so much precipitation this spring, the Army Corps of Engineers believe the water will subside. Rhona has talked with Gail about this. Further investigation might be necessary

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 we have 480 members. She thought the personal phone calls of Board members helped to increase membership this month. The 2021 GPOA decals are ready to deliver. Because the decals do not stick well to wood Ron Pontiff of Joe's Signs donated a backing that would help them adhere better. Blank electrical cover plates can also be attached to the mailbox posts and the decal sticks to them too.

Safety Committee:

Paul reported that Officer K. Longmire contacted him about National Night Out 2021. Due to Covid the NB Police Department will once again do a Parade of Lights throughout NewBern communities. The Parade of Lights will be on Tuesday, August 3, 2021. Community residents will be asked to step onto their porch or yard as police, fire, and EMS vehicles ride through the community. Paul will follow-up on this so that Greenbrier can participate.

Beautification and Maintenance:

There is one last entrance sign that needs refurbishing and Rhona volunteered to do this. The college entrance sign still needs to be done. Terry reported that bush hogging will be done in June.

Social Activities:

Rhona reported that although the Curbside Easter Egg Treat with the Greenbrier Easter Bunny had a small attendance it was well received by the participants.

The Emerald is going to hold "Burger Nights" starting in May and will continue through September. The GPOA will sponsor the September event and Rhona is contacting other groups to ask them to support these events.

Ad Hoc Committees:

Noise Abatement:

Colleen reported that she has contacted volunteers by email, but no meeting has been scheduled at this point.

Bear Park Project:

Mandy and Geoffrey reported on their meeting of the Bear Park Committee. Seventeen volunteers attended. The Greenbrier Garden Club is collecting bulbs and garden club volunteers will be planting them throughout the park. The committee will meet to continue discussion regarding the repair of the walkway. Rhona reminded us that all volunteers must fill out the volunteer form for insurance purposes. Mandy will see that this is done for the volunteers. The committee was divided into two sub-committees. The Greenbrier Garden Club sub-committee will be chaired by Debbie Welch and the walkway sub-committee will be chaired by David Chew.

Chaffrey reported that he only has two estimates for the electrical work to be done at Bear Park and Gerry asked him to present these estimates to the Board at the May meeting so that a decision could be made and this part of the project work could begin.

Gerry will find volunteers to work to rebuild the benches at the park.

New Business:

In 2017 Bill Stafford and a group of residents incorporated The Friends of Crescentia, a non profit designed to protect and provide a sanctuary for box turtles and the long leaf pine which are endangered. It is thought that this group could apply for grants to accomplish this goal and which could give us some money for upkeep of Bear Park to meet the sanctuary requirements. Rhona and Mandy expressed interest in exploring this option.

Next Scheduled Meeting:

The next CPOA Board meeting will be on Wednesday, May 19 at 7:00PM at the Emerald depending on the weather.

A motion to adjourn the meeting was made by Colleen, it was seconded, passed. The meeting adjourned at 7:47.

Submitted by Gerry Fleckenstein, Secretary