

Minutes of GPOA Board Meeting

August 7, 2013

President Dave Nelson called the meeting to order at 6:05pm. All Board members were in attendance. Jim Huff motioned to approve the July Minutes as had been electronically sent to each Board member. Ron Garren seconded the motion, and it carried unanimously.

PRESIDENT'S REPORT – Dave relayed that he had been approach by a resident concerning the feasibility of the park trail rehabilitation project into an Eagle Scout community service project. The consensus of the Board is that it is too large an undertaking for one individual.

Jeff Taylor, Greenbrier resident, GPOA member and Craven County Commissioner, expressed to Dave an interest in attending a future GPOA Board meeting.

Joey Whetsell of Universal Landscapes, asked that the GPOA utilize its email list to publicize a “thank you” pig-picking hosted by his company on October 5th at the Emerald for all residents that utilized his services. Joey believes there is enough work to remain through December. The next Gazette article is due to the editor September 9th, the topic might be serving on the Board.

Dave will check with the Emerald and Fire Chief Bobby Aster to see if October 9th or 16th will work for a Fire Prevention seminar. Dave will also be traveling extensively from mid-September up to December.

Correspondence received from residents (2) dealt with visibility issues at two intersections. The matter will be addressed by Jim Huff.

Vice-President - No Report

Secretary – No Report

Treasurer- George indicated that the assets remain virtually unchanged due to microscopic interest rates being paid. We received a few new membership dues and are still on-track to come in under budget for the current year. The reasons include utility savings, insurance change, pre-paying storage for the year, and a lack of storm damage.

Committee Reports –

Architectural Committee – 1201 Pine Valley continues to be an eyesore in the neighborhood, both with respect to landscaping and general deterioration of the building. Jim called BoA, the mortgage holder and said that we would start landscaping and bill them. The next day the property was mown, however Jim still intends to have Jeff Cayton perform cutting and pruning and bill the Mortgagor. Jim (and Ron Garren) will meet with the City of New Bern concerning the pond at the park and a ditch behind Kingsmill Court which runs parallel to the 8th hole, so as to determine ownership and responsibility.

Minutes Cont'd (2)

Beautification - Ron Garren received four quotes for clean-up work along the Greenbrier Parkway from the entrance to the power lines and for the Park area. Ron spoke with each company which responded to the request for quotes and based upon price and comfortable level, he wished to award the park area to Universal Landscapes (\$2,200)and the Entrance to Kut-Rite (\$1,200). Ron made a motion that we award the entry contract to Kut-RiteLawn Service, and the park clean-up to Universal Landscapes, the motion was seconded by Pat Feury and passed with a unanimous vote of the Board.

The Gatorweed problem continues at the pond. Ron has researched what chemicals can be applied and their efficacy. He hopes to meet with the City's Storm water & Drainage Department to see if they can assist in eradicating the problem.

George Moyle, brought up the possibility of having regularly scheduled volunteer days for cleaning up certain arrears. After some discussion both pro and con, the idea was tabled.

Emerald Advisory Committee – The regularly scheduled meeting was postponed and neither Patrick Feury nor Jim Huff, received notification of the reschedule date.

Emergency Management – Nothing to Report

Finance – Don Brinkley hopes to have a first cut of a 2014 budget available for discussion at the next regularly scheduled meeting of the Board in September.

HOA Council – Nothing to report

Membership - Final tally for 2013 is 474 members, versus 476 paid members in 2012.

Nominations – Time is drawing near for nominations to be made and voted on by the Board. Some potential candidate names floated were Mark Taylor, Rick Oborn and Bruce McLamb.

Old Business –

Mid-Year Meeting – The consensus of the Board is that the meeting was a success from a participation and attendance standpoint.

Ongoing Covenant Violations – Tenants at 6008 Clubhouse Drive are supposed to be out, but resurfaced after the 31st of July. Dave will send an email to owner seeking clarification.

New Business

HOA Consolidation – Patrick brought up that based upon comments at the mid-year meeting should the Board pursue this. After some discussion, mostly not in favor of such an undertaking a vote was taken to see if we should pursue this course of action. The vote was seven in opposition, none in favor.

Signage – Dave will send an email out reminding everyone that there is a one-sign limit as per the action taken by the Board in 2012 and in keeping with the covenants section regarding signs.

Database Administrator – George Moyle originally proposed that we look at hiring someone to do database administration on a part-time basis, but with all the reporting and taxation ramifications, he has relaxed his endorsement for this position. Jim Huff mentioned doing it on a contract basis, issuing a 1099-MISC for the work. Patrick Feury will attempt to refine the scope of work.

Jim Huff moved to adjourn the meeting at 7:40pm, seconded by Bill Marshall and unanimously passed.