

GPOA Mid-year Meeting Minutes

July 10, 2013

President Dave Nelson called the meeting to order at 6:10pm. After welcoming a very large turnout, Dave reiterated the desire of the Board to realize one-hundred percent participation from Greenbrier residents. He also asked the attendees to consider volunteering for any of a number of committee positions. He then reviewed the evening's agenda.

Treasurer's Report – Don Brinkley, assistant Treasurer presented the report in George Moyle's stead, as George had a prior commitment out-of-state. Don reviewed account balances, the previously approved budget and the year-to-date road map of where we are (we are under budget)currently . A question from the floor asked why such a large surplus. It was explained that projects that would be discussed in presentations that followed, would entail some large expenditures.

Committee Reports

Beautification – Ron Garren reviewed the year-to-date including a successful mowing arrangement with Loomis DBA as Loomis Executive Lawn Care Services, new plantings at the main entrance and the current solicitation for bids to perform major clean-up along Greenbrier Parkway and the Park area. Ron also reviewed the Pump's status and thanked volunteers Laurie Collier, Marilyn Hughes, Linda Howard and Steve D'Amico for their continuing and collective efforts to keep the entrances colorful and attractive.

Architectural Covenants and Drainage – Jim Huff reviewed the year as it pertains to covenants. Jim felt that all complaints and violations have been addressed timely and that corrective action usually was the result. He cautioned attendees that vacant lots not being mown and renters not adhering to the covenants are the two biggest challenges. A question came up of a general nature regarding the presence of Boats & RVs. The questioner was apprised that certain sections of

Greenbrier allow them behind the front house line and that everyone should check their deed and covenants for specific applicability of the covenants.

Skip Bulkley, ACC Chairperson gave a brief update of the tree cutting program and was gracious in his praise of the workmanship he has witnessed thus far. He expects the contractor to be here through October.

Drainage – Jim had no specifics to share, but did acknowledge that the new city storm-water abatement program does seem to be working and City of New Bern employees have shown a regular and consistent presence here in Greenbrier.

Financial & Publicity – Don Brinkley acknowledge Ken Hauser’s leadership in helping to bring another successful Easter Egg Hunt to the community. He also announced that he had a new supply of Greenbrier License plates were available, free to new residents who may not have received one, and \$6 for those desiring additional or replacement plates. Don also announced that new Welcome Packages were available and quickly received a request for four (4) from the floor.

As the Finance chairman, Don made the attendees aware that we are in the early stages of determining a request for quotes (RFQs) to preform work along the nature trail behind the park. It is expected that this will be a large expenditure, perhaps spread over several years.

Membership – Patrick Feury reviewed the membership numbers to date. We are percentage points behind last year’s numbers. Pat has done an extensive analysis of the non-joiners. Those that are also in other HOAs have a lower subscription rate than GPOA general members. The other category of non-joiners comes from those who may have had a previous experience or disagreement with prior administrations, and opted not to join going forward. A question from the floor asked why do we not take some of the large surpluses and pursue “legally forcing” everyone to join and/or dissolving all the separate HOAs. This triggered numerous responses from the floor, most notably with retired attorney Jim Heinhold trying to explain the mountain that would entail. After a few more moments of circular discussion, Ms. Carter Ann Rollins moved to table the

discussion. The motion was seconded by Mr. Eugene Bruno and passed overwhelmingly.

The remainder of the agenda was devoted to three speakers. Jerry Briele, co-owner and golf pro at the Emerald fielded a few questions about the ongoing makeover of the course. Officer Bill Zerby, New Bern PD spoke as the representative of that department's traffic enforcement unit. Officer Zerby offered several options for dealing with what some may see as a growing speeding problem, especially a sit related to the Greenbrier Parkway and Pine Valley Drive. Ward 6 Alderman Dana Outlaw closed the agenda leaving the attendees with two messages. First, Greenbrier's entrances are in the queue for repaving, exact timeframes are not available. Dana also cautioned everyone to remain vigilant vis-à-vis the Craven 30 Project, as the successful re-zoning to Industrial I-1 status means any kind of business could move across from Greenbrier. He reminded everyone how important it is to have communication channels with the Board of Overseers.

Dave Nelson adjourned the meeting at 7:40pm

Respectfully submitted,

Bill Marshall, GPOA Secretary