

MEETING MINUTES - GPOA BOARD - AUGUST 3 , 2015

- * Meeting called to order by Rick Oborn, President.
- * In attendance were Board members, Rick Oborn , Jan Cahoon, Ron Letellier, Verna Kuyper, Mark Taylor, Larry Van Wart and Steve Jones.
Also in attendance, Pat Feury and new ACC Chair, George Kramer.
- * Minutes from the July Mid-Year meeting were approved.
- * It was reported, Jerry Briele had mentioned the Board had not paid room rental for the July meeting; as was characteristic for other organizations. Steve explained that well before the July meeting; he had negotiated an on-going fee per meeting of \$50.00 The fee was billed and remitted on time.
- * Sept. 7th was selected by majority vote as the next meeting date.
NOTE: Board meeting date was subsequently changed to Wed. Sept. 9th
- * Treasurer report:
Financial statements year-to-date through July 2015.
 1. July revenue was about \$600. This brings us to within \$2,000 of our full year budgeted amount.
See the graph for a demonstration of this (black filled circles are actual results ... unfilled circles show our annual revenue budget target).
- * Mark Taylor stated revenues to date almost approximate our proposed budget. Since no un-budgeted expenditures are anticipated; it was agreed no Board action was required.
 2. Our biggest expenses in July were monthly lawn maintenance and the fee for utilizing the Emerald GC for our mid-year meeting. Both these costs were budgeted in advance.
 3. In July we had to abandon our offsite records storage site as you know. I had paid them a full year's rental in February 2015. They quickly reimbursed us for the unused portion of our full year's space rental.
Move of the storage shed had been previously approved by E-Mail vote.
- * Steve did a presentation explaining access and handling of the GPOA E-Mail site. These materials had been E-Mailed to Board members in a file. They are entered as an Addendum to these minutes.
- * A discussion was held concerning handling of the Web Site:
One view (advanced by Steve) was to have each Chair visit the Site regularly to recover any messages relevant to their purview; and take ownership by placing them in their folder. Thereafter, responding as required.
A second idea was to have one person reviewing all incoming E-Mails. Placing them in the appropriate folder; where each Chair could find them and take action.
It was agreed to try the second plan. Verna Kuyper offered to monitor the site and distribute E-Mails to

the appropriate folder; where Committee chairs could act on them.

* Larry Van Wart's ACC report:

The GPOA Board with the help of two former members of the ACC has been working to re-build a stable and knowledgeable Architectural and Covenant Committee in Greenbrier.

This committee is now in place to assist home owners in the application process, to accept and review applications, to offer alternatives if there is a conflict with a covenant; and when the application is complete, and in compliance, recommend approval to the GPOA Board for final approval of the project.

The committee is also responsible for the investigation and resolving of any reported violations of our covenants.

If anyone needs to check the neighborhood covenants for any reason, please go online to greenbriernc.com and click on GPOA Documents where you will be able to access all information.

For further assistance contact any Board member or the ACC Chairman.

The ACC Committee members listed below:

ACC Chairman:

George Kramer 252-672-9116

Members:

Dixie Babb

Adrien Mey

Jon Olstad

Charles Sharp

Jim Stillwell

We have tasked this committee with clearing a backlog of possible violations that have been reported.

Most of these are simple to resolve by moving trash cans out of sight from the street, move a vehicle or trailer.

- * A discussion ensued over the Boards expressed position for strict enforcement of the ACC covenants. Larry's concern was the implementation of regulations and how ACC Committee compliance decisions would be backed by the Board.

It was agreed the process is in place; a written homeowner application, reviewed by the Chair or Committee, then approved and signed by the approving party, delivered to the homeowner. The transaction recorded in a, yet to be defined Committee Log. It was, also suggested, a Permit might be issued to the homeowner for display.

Requests should first be handled at the Committee level; and brought to the Board when compliance question could not be resolved by the Committee. The question of Committee reporting is to be resolved.

- * The Board agreed Geo. Kramer need not attend Board meetings unless some issue arose.

- * A resident complained of trash along Greenbrier Pkwy. And asked if it was Loomis Landscaping's responsibility to collect it during mowing. Larry pointed out that was not part of Loomis' contract; and that it would be better to ask for volunteers rather than renegotiate with Loomis'

- * To solicit applicants for the 2016 Board, Verna has requested a notice seeking candidates be placed in the Greenbrier Gazette. Other options for candidates were discussed and Verna is pursuing them.
- * Chat Site: the Board feels there is a need to canvass residents site requirements. (Who will handle ?)
- * Meeting adjourned.