

MEETING MINUTES - GPOA BOARD - MAY 4 , 2015

\* Meeting called to order by Rick Oborn, President.

\* In attendance were Board members, Rick Oborn , Mark Taylor, Ron Letellier, Verna Kuyper, Larry Van Wart and Steve Jones.  
Tom Balsanek (ex ACC Committee) and Marilyn Hughes

\* Minutes as amended from the April meeting were approved.

\* Ms. Marilyn Hughes was granted some time to speak to the Board regarding the erection of sheds in Greenbrier, specifically the latest at 506 Shinnecock Court.

The shed is clearly visible from the Parkway. Other sheds have been approved..apparently by different boards ignoring the covenant. This was no doubt done by variances; but the records do not seem to be available any more in their entirety.

Ms Hughes reviewed the applicable covenants with the Board and said she saw nothing in writing to suggest any covenants had changed or been modified.

Ms Hughes expressed great concern over the continuation of this practice.

She stated we now have at least four of these sheds and many more to come if this practice is not alleviated.

Her concern is that the sheds would detract from the over all beauty of the neighborhood and negatively impact property values.

She indicated several examples of matters taken up by the Board that were in violation of the covenants; and how they were handled to the satisfaction of all concerned.

Most people, she stated, want to live by the covenants for the very reason they moved here...it's beautiful and there is no better place to live in New Bern. I believe we all want to continue in that tradition.

\* Variances were discussed:

Most recently a metal carport and metal fence was denied on Winged Foot Court.

After complaints; a storage shed on Greenbrier Court was taken down; as it was in violation of the covenants. This particular shed was not approved by the ACC or Board.

\* During the discussion that followed Ms. Hughes offered suggested the following solutions:

1. Remove the shed from the property, admit the mistake and move on making the Homeowner whole, whether it be by reimbursement, partial or entire.

Perhaps a return policy is allowed by the company enabling the Homeowner to return the shed with a stocking fee which again paid by the GPOA.

To my way of thinking this is the only viable route acceptable. Most people are reasonable when a mistake is admitted; which would be wonderful in this case.

2. The board is in a very bad position on this one as it was approved. My second choice would be to move the shed to the opposite side of their home, entirely screened by trees.

- 3 . The shed remains in place and completely protected with trees that hide the entire structure.

- \* This all needs to be in writing and sent to the homeowner. All of the above would be the Board's responsibility to bear the cost. #1, although the toughest would be my suggestion. The rest, quite frankly, are cop outs. Sometimes we do have to be flexible in these situations.
- \* And finally, DO NOT approve any more of these structures. The covenants are very clear; as is the application posted on the web site titled : "Application for Additions and Outbuildings" which also speaks to sheds on page 2 of the document. This of course is now in the hands of the GPOA and a decision needs to be made immediately.

Ms. Hughes was thanked by the Board and was excused.

- \* President reported a meeting date with Alderman Odham had been set for May 12th at 9:00 AM at the Emerald Club House. Issues to be discussed:
  - The arrival of PUBLIX grocery store, when construction might begin, and concerns of increased auto traffic. As well, more employment and location activity.
  - We will discuss possible drainage issues in Greenbrier caused by construction proposed near Routes 70 and 43.
- \* Treasurer presented April financial statement. He also reported on the current status of membership renewals. To date there are 393 renewals, lagging 60 to 70 behind last year. Discussion was held with Mark Taylor ( Membership ) confirming he would continue sending renewal reminders to those who have not yet renewed.
- \* Larry Van Wart noted a need for "Yard Sale" signs. We are asking residents to help find the disappeared signs They are rather expensive. Sprinkler System repairs made at the front entrance with Larry's help. However, the system is getting older and may need some extra work.
- \* Discussion was held addressing Tom Balsenak's resignation as ACC Chairman. It was agreed all Board members would attempt to locate a suitable replacement ASAP.
- \* Meeting was adjourned.

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