

GREENBRIER PROPERTY OWNERS ASSOCIATION
General Membership Meeting Minutes – July 1, 2014

The mid-year general membership meeting of the GPOA was held Tuesday July 1, 2014 in the Emerald clubhouse, commencing at 6:00 PM. President Ron Garren opened the proceedings by introducing the sitting board members and committee chairs. Discussion commenced with the **Board of Director Reports**:

President:

1. Ron reported that the board will be asking the NC Wildlife commission to conduct a survey to determine whether we should be concerned about deer over population; and, if so, what, if any, corrective action we should consider.
2. Ron also noted the members of Emerald Point HOA have voted that they will join and support the GPOA! Ron sends a big “Thank You” to Emerald Point for their vote of confidence.

Vice President:

1. Rick Oborn reported that the traditional Easter egg hunt was moved indoors to the Emerald clubhouse due to the inclement weather. He thanked the Emerald, Ken Houser, George Lee and Betty and Ron Garren for their efforts to make the day a success, despite the rain.
2. Rick also mentioned that four positions on the GPOA board will be open for 2015 and asked anyone interested in being a candidate to contact him (or any board member) about their interest. He also emphasized that the current all male weighting of the current board is purely coincidence. He encouraged more diversity in the next slate of candidates.

Treasurer:

1. Mark Taylor distributed a detailed financial report to the attendees, and reviewed the highlights

GPOA Income/Expense 1/1/14 through 6/30/14

Total Income

· Dues and Interest: \$30,629.78

Expense

- All Categories: \$16,069.92

Overall \$14,559.86

2. Brief discussions arose on the following:

- “storage” refers to the cost of keeping paper records
- there are plans to convert some records to electronic format (scanning where possible)
- current membership is approximately 70-75% of eligible residents (largely due to the “voluntary” aspect; also because some who contribute to their individual HOAs consider that adequate).
- Discussion on whether the current “asset allocation” was considered “normal was not conclusive. A theme of this board is to “be prepared” for known expenses (such as Bear Park repairs and the like) as well as the unknown that may arise from adverse weather effects.
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Committee Chair Reports

HOA Council Liaison: Patrick Feury has contacted each of the individual HOAs to revive this team. Some of the common interest issues suggested thus far include: community watch, drainage, standard rental guidelines and others. The team will continue working to identify and prioritize interests to focus on.

Architectural and Covenants Liaison:

1. Jim Huff reported that he has made considerable progress negotiating with some non-resident owners of properties in foreclosure; seeing that the properties are properly maintained. This is a difficult and time consuming endeavor.
2. The city continues work on the drainage problem behind hole #8.
3. Jim took an issue (raised by a resident) to follow up with the city on a poor clean up of Greenbrier parkway after a recent trimming.
4. Members wishing pothole repairs can contact Jim (he'll work on scheduling repairs with the city).
5. Jim also fielded a request to make the traffic signs (and lettering) larger). (see Alderman Odham comments below that the new signs are "per code".)
6. Jim also noted that he has the documentation showing the city is responsible for the Bear Park lake.
7. Skip Bulkley reported that 203 tree removal applications have been processed and the vendor has guaranteed that each approved application will be honored.
8. Skip is completing his fifth year on this committee (4th as chair) and is looking for volunteers to step up. Anyone interested is encouraged to contact Skip.
9. "Scoop the Poop" signs are disappearing. Jim agreed to pursue this.



Beautification and Maintenance:

1. Ron Letellier outlined the GPOA general areas of responsibility:

- Greenbrier Parkway (contracted)
- Bear Park (contract plus volunteers)
- Greenbrier Parkway entrance (volunteers)
- College entrance (volunteers)

2. Ron gave special thanks to Laurie Collier and Marilyn Hughes for their efforts in beautification of the island at the Greenbrier Parkway entrance, and likewise to Steve Damico and Linda Howard for their work at the College entrance. He also thanked Linda Howard and Vi Graboski for their efforts in the area adjacent to the lake and fountain on the Parkway. He reported we have signed a contract for walkway and plank repairs at Bear Park as well as rope replacement and power washing. Work is underway and will be completed soon.

3. Walkway overgrowth will also be dealt with (probably with volunteers).

4. The pond in Bear Park is a "catch basin" for rain water runoff and the city is responsible for killing the "gator grass". Dredging the pond is not being considered at this time.

5. The Loomis mowing contract includes trimming the grass and shrubs on the island at Club House Drive and the Parkway. We plan to remove the "unruly" grass around the "Clubhouse" sign and replacement it with nice river rocks.

Nominations and Elections: We've confirmed one candidate and will invite any potential candidates to attend the next monthly board meeting to learn how the board works and hopefully stimulate further candidacy commitments. There will be four vacant 2015 board positions. (Note: By meeting's end, three likely candidates have emerged.)

Publicity: Greenbrier Gazette editor Carole Houser reported that there will be an article in the next Gazette regarding the HOAs in Greenbrier.

Welcome and Communications: Don reported that Welcome packages are available for any new members who may have been missed. There are also Greenbrier license plates available.

GPOA Website Webmaster: Ron Garren expressed sincere thanks to Dawn Heller for all the work she has put in maintaining the GPOA web site.

Special Guest Speakers

- Jan Cahoon introduced Terri Sharp who is replacing her as Clerk of the Superior Court.
- Craven County Commissioner Jeff Taylor spoke about:
 - being a resident since 2003
 - county putting money aside for unexpected crises
 - no tax increases in several years
 - three drainage projects under way in the county
 - neighboring Craven cities cooperating to improve economic development in the county
 - he also indicated Greenbrier is “in cue” for traffic lane painting (no time frame yet)
- Alderman Jeff Odham spoke about:
 - concerns about overlaps between city and county services
 - announcing the new City Manager (incumbent recently resigned)
 - extended an invitation to residents to attend/speak at city meetings
 - traffic signs recently installed comply with the codes (height and letter size)
- Sargent Smith and Officer Williams of NBPD briefly discussed the traffic light at Glenburnie/GPkway:
 - a survey was conducted as well as a review of the DOT web site
 - green light intervals for those exiting the community at the Glenburnie/Greenbrier Parkway intersection were set at 60 sec. (morning peak); 45 sec. (non-peak); 65 sec (evening peak)
 - these intervals were doubled as of 6/6/2014

Adjournment:

Ron Garren thanked all those who attended and contributed to the success of the meeting with their questions and discussion items. He then closed the meeting at 7:30PM.

Respectfully Submitted

P J Feury
GPOA Secretary