

GPOA ANNUAL MEETING
December 4, 2013

The GPOA (Greenbrier Property Owners Association) held its annual meeting in the Emerald clubhouse, December 4, 2013. Following are the minutes from that meeting. All GPOA Board Members were in attendance: Dave Nelson, Bill Marshall, George Moyle, Jim Huff, Don Brinkley, Ron Garren and Pat Feury.

GPOA President Dave Nelson called the meeting to order. A motion was made, and seconded, to forego the reading of the previous minutes. The motion passed.

Dave continued with opening remarks "highlighting" these major 2013 GPOA activities:

- Tree cutting program:
 - Skip Bulkley continues to be the GPOA contact for this program
 - Guidelines for residents to partake are on the greenbriernc.com website
 - Tree cutting activity may run through the spring of 2014
- Easter Egg Hunt:
 - Approximately 40 plus children participated in this traditional, fun event,
 - Dave thanked Ken Houser, Catie Camacho, George Lee and the rest of the team
- Special Membership meeting in October (with guest presentations)
 - Fire Chief Bobby Aster discussed capabilities of City resources
 - Brian McGuin offered household energy saving tips (and more)
 - Future special meetings are under consideration
- GPOA E-mail registry
 - Excellent communications vehicle, still in the growing stages (after approximately 2 years)
 - Only 75% of members are participating
 - Dave encouraged others to join

The meeting continued with Committee Reports from the board members:

Treasurer: George Moyle presented and discussed the 2013YE budget figures, describing the situation as "healthy and efficient". "We are under budget" due to several factors including the absence of weather disasters (no hurricanes), as well as savings derived from electrical modifications made during the year, and efficiencies introduced to our "in house" printing processes.

Beautification: Ron Garren announced we'll continue our relationship with Loomis Landscaping as our principal mowing service for the common areas. He also highlighted two major work efforts we contracted for: bush hogging of the main entrance areas; and underbrush clearing in the Bear park area. He also extended kudos to the volunteers who work to keep the entrance areas beautiful with flowers (Laurie Collier, Marilyn Hughes, Steve Damico and Linda Howard)

Architectural & Drainage: Jim Huff talked briefly about some of the maintenance issues that the GPOA deals with from renters and foreclosures. He also proudly reported the city of New Bern has accepted responsibility for maintaining the pond in the Bear park area.

Welcome Committee: Don Brinkley discussed the various activities of the Welcome committee including the inclusion of Greenbrier license plates in the newcomers welcome package. Don also presented the GPOA budget for 2014 which was approved by the membership (copy below)

Membership and EAC Report: Pat Feury reported that we've maintained our membership at approximately 75% of eligible members (which compares favorably with the 2012 figure). His Emerald Advisory Committee report highlighted the major activities of the Emerald which included the course closing for two months (for the installation of new greens); and the tree removal program (covered previously).

Special Guests: Attending the meeting were the newly elected Mayor of New Bern, Dana Outlaw, and the newly elected Alderman of District 6, Jeff Odham. Each offered thanks to the Greenbrier community, and pledged their continued support in the future. Contact information will follow.

GPOA Election Results: Ken Houser certified that the newly elected members of the GPOA Board are Ron Letellier, Rick Oborn and Mark Taylor.

Dave closed the meeting without further discussion, by acclamation.

Submitted by

P J Feury
Assistant Secretary

**GREENBRIER PROPERTY OWNERS ASSOCIATION
FISCAL YEAR 2014**

INCOME:

DUES	\$32,500
DONATIONS	\$0
INTEREST	\$200

TOTAL ONCOME: \$32,700

EXPENDITURES:

TAXES, INSURANCE, LEGAL	\$2,600
COMMON AREA MAINTENANCE	\$1,000
UTILITIES	\$3,000
RECORD STORAGE	\$800
WEBSITE	\$200
REPAIRS	\$1,000
MOWING/BUSH HOGGING	\$12,000
BEAUTIFICATION	\$2,000
PROMOTIONS	\$1,000
POSTAGE	\$500
OPERATIONAL EXPENSES	\$2,600
OPERATIONAL RESERVE	\$6,000

TOTAL EXPENDITURES: \$32,700