

**GREENBRIER PROPERTY OWNERS ASSOCIATION**  
**Meeting Minutes – June 5, 2014**

The regular monthly meeting of the GPOA Board was held Wednesday June 5, 2014 in the Emerald clubhouse, commencing at 6:00 PM. Attending were: Ron Garren, Patrick Feury, Don Brinckley Mark Taylor, Ron Letellier, Jim Huff and Rick Oborn.

A motion was made (and approved) to forgo the reading of the May meeting minutes.

Discussion commenced with the **Board of Director Reports:**

**President:**

1. Ron G reported that Alderman Odham and Sgt. Williams of NBPD will attend our general membership meeting July 1. They will offer brief comments and accept/answer questions.
2. Ron's Gazette articles on the general membership meeting and deer management will appear in the June issue of the Gazette.
3. Glen Buer completed replacement of the lights installed at the Genburnie and college entrances.
4. Ron provided a formal response to the 108 Oak Hill and 315 Augusta Court issues referred to the board over the last few months.
5. Ron continues to work on the defective pump in the lake adjacent to the #9 hole.
6. Ron asked if anyone was aware of an Emerald flyer concerning the stocking of carp in various lakes. This item remains open pending further investigation.

**Vice President:** Rick confirmed with Ralph Redding the Emerald Point decision to join the GPOA. Additional details will follow.

**Secretary:** no new activity to report

**Assistant Secretary:** no new activity to report

**Treasurer:**

1. Mark distributed copies of the latest financial data to the board (details below). There are approximately 440 members that have paid dues for 2014.
2. Mark will initiate (with Ron L) a membership reminder mailing in June.
3. Mark also received a \$741 bill for "pond liability":
  - we don't have this in our budget
  - our insurance policy does not mention ponds (insurer "left this out" last year)
  - New Bern is responsible for pond maintenance
  - we discussed pursuing "umbrella coverage"
  - more will follow

## **GPOA Income/Expense 5/1/14 through 5/31/14**

### **Income**

- Dues Income \$455
  
- Total            \$455

### **Expense**

- Beautification    \$24.40
- Insurance        \$1,134.64
- Printing and Reproduction \$45
- NC Sales tax    \$ 4.82
- Utilities         \$ 218.07
- Total             \$ 2,594.93

**Overall**            -\$2139.93

**Assistant Treasurer:** no new activity to report.

**Member at Large:** no new activity to report.

## **Committee Chair Reports**

### **Architectural and Covenants Liaison:**

1. Jim reported that we have received payment for the landscape maintenance work we've had done at 1201 Pine Valley Drive. It has been a nine month ordeal to secure this payment from the BofA services company. BofA has since sold the mortgage to another bank.

2. Regarding 1208 PVD foreclosure issues Don reported:

- owner is “off-site”
- cost estimate approximately \$700 to “clean up” the property
- the city of New Bern accepts grass height of to 12”
- Don will pursue a resolution with “brother” of owner
- we will consider a lien to recover any costs
- more to follow

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### **Beautification and Maintenance:**

1. Ron L reported we have signed a revised contract with Foley Construction to complete the work on the bridges in “Bear Park”. Work has yet to commence. Contract now includes specificity on end caps and rope.

- Down payment has been made
- Rick agreed to take before and after pictures

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**Bylaws, Civic and Drainage:** no new activity to report

**Emerald Liaison:** no new meetings of the Emerald Advisory Committee have been held.

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**Emergency Management:** no new activity to report

**Finance:** nothing to report other than above.

**HOA Council Liaison:** Patrick has e-mailed the presidents of the individual associations to stimulate any interest in reviving this committee. More will follow.

**Membership:** Ron L will work with Mark on the next mailing.

**Nominations and Elections:** No new discussion.

**Publicity:** no activity to report.

**Welcome and Communications:** no activity to report.

**GPOA Website Liaison:** Nothing new to report.

**GPOA Website Webmaster:** no new activity to report.

**Old Business** (from the April meeting)

- Foreclosures ( see above)
- Bridge repair (see above – contract signed – work to commence)
- HOA Council (see above)
- Membership mailing ( see above)
- **Agenda for July general membership meeting:** we will get our suggestions to Ron by 6/18

The meeting adjourned at 7:30PM.

Respectfully Submitted

P J Feury

GPOA Secretary