

GREENBRIER PROPERTY OWNERS ASSOCIATION
Meeting Minutes – May 7, 2014

The regular monthly meeting of the GPOA Board was held Wednesday May 7, 2014 in the Emerald clubhouse, commencing at 6:00 PM. Attending were: Ron Garren, Patrick Feury, Don Brinckley Mark Taylor, Skip Bulkley and Ron Letellier. Jim Huff and Rick Oborn were unable to attend.

A motion was made and approved to forgo the reading of the April meeting minutes.

To open the meeting discussion, Skip Bulkley reported on a member request to look into the installation of a protective structure erected around a rose garden in a neighbor's back yard. Skip spoke with that member about her concerns and also inspected the structure. The board agreed to pursue the issue further with the property owner (of the "structure") before making a recommendation on a course of action.

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

President:

1. Ron G reported that the Easter Egg hunt was rained out. The team did initiate a backup plan and several dozen of children and adults enjoyed alternate merry making in the Emerald clubhouse. Betty Garren enjoyed being "bunny for a day".
2. Ron submitted an article for the June issue of the Gazette regarding deer management.
3. Ron received an alert from Glen Buer regarding the the life expectancy of the lights installed at the Glenburnie entrance. The light at Glenburnie has burned out. The board voted to order two replacement lights (one for Glenburnie; one for the college). (Note: These lights were installed in 2012 and have provided significant savings to the GPOA compared to the previous lights.) The board also authorized Mr. Buer to replace the burned out light at the Glenburnie entrance.
4. The Emerald Point individual HOA has agreed to join the GPOA. Details to follow.

Vice President: no new activity to report

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 433 members that have paid dues for 2014.
2. Mark will initiate (with Ron L) a new membership reminder mailing in June.

GPOA Income/Expense 4/1/14 through 4/30/14

Income

- Dues Income \$2,470
- Interest income \$5.51
- Total \$2475.51

Expense

- Beautification \$267.12
- Insurance \$1,867
- Maintenance \$515.00

- Postage and delivery \$51.28
- Supplies \$2987
- NC Sales tax \$ 4.78
- Utilities \$ 216.71
- Total \$ 2,952.46

Overall -\$476.95

Assistant Treasurer: no new activity to report.

Member at Large: Don is awaiting an updated “new property owner” list from John Turnage so he can update our master list and deliver welcome materials where appropriate.

Committee Chair Reports

Architectural and Covenants Liaison:

1 Skip Bulkley addressed a new “fence” issue (see above).

2 Don offered some status on the 1208 PVD foreclosure issues:

- taxes are apparently being paid
- not sure about utilities
- city accepts grass height of 12”
- (more to follow as this seems to be a continuing saga)

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Beautification and Maintenance:

1. Ron L discussed the Foley bid to complete the work on the bridges in “Bear Park”. The board discussed the bid and decided to get further clarification on:

- a specific quote on the “bench” work
- clarification on wheel chair accessibility (more detail)
- more specificity on adding new rope (we'll buy – they'll install)
- clarifying an agreement on “capping of posts”

Bylaws, Civic and Drainage:

Though Jim was not available, the board decided we should re-visit the issue of drainage in the ditch between holes #7 and #8 with the city.

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

- Patrick did report on the closeout of a 2013 issue. A screen has been installed by the Emerald outside the entrance of a lavatory at hole #15. He thanked Jerry Briele for responding to this GPOA member concern.

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Emergency Management: no new activity to report

Finance: nothing to report other than above.

HOA Council Liaison: no discussion.

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 (a continuing saga – see above)
- Bridge repair (see above – still open)
- 108 Oak Hill (response remains forthcoming)
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New Business (since April meeting)

- Fence (see above opening discussion item)

Respectfully Submitted

P J Feury

GPOA Secretary