

GREENBRIER PROPERTY OWNERS ASSOCIATION
Meeting Minutes – November 5, 2014

The monthly meeting of the GPOA Board was held Wednesday November 5, 2014 in the Emerald clubhouse, commencing at 6:00 PM. Attending were board members: Ron Garren, Patrick Feury, Mark Taylor, Ron Letellier, Rick Oborn, Don Brinkley and Jim Huff. Also attending were candidates for the 2015 GPOA Board: Jan Cahoon and Verna Kuyper. A motion was made (and approved) to forgo the reading of the October meeting minutes. Discussion commenced with the **Board of Director Reports:**

President:

1. Ron reminded the board about the upcoming general membership meeting and asked each member to be prepared to discuss their 2014 accomplishments as part of the agenda. He will also invite some of the local city officials to the meeting. The board will hold a preparatory meeting a few days before December 3 (date: tbd).
2. Ron has discussed the issue of deer management with city officials. There are procedures for requesting variance to the current city ordinance restricting bow-hunting within the city limits. Even if we should obtain a variance, there could be no hunting within 300 feet of a structure or right-of-way. A small group of bow hunters *has* been given permission to hunt on the Weyerhaeuser property adjacent to and to the West of Greenbrier, land that is not within New Bern city limits. This having been said, this Board will no longer pursue a variance for the purpose of allowing bow hunting within city limits. Ron will report this to the membership at the annual meeting.

Vice President:

2. 1. Rick attended a Community Watch meeting last week. Attendance was approximately a few dozen people. The initial announcement and agenda for the meeting did not get distributed to the GPOA membership or the board of directors. It's unknown if a report on the meeting presentations/results will be published. The board discussed some basic questions:
 - who was (and not) invited to this meeting (context being the impact on GPOA members)
 - is the Greenbrier telephone directory an appropriate place to list "block captains" ?
 - what are the duties of "block captains" ?
 - The Greenbrier website tab for Community Watch is out of date.
 - Is there a current "lead" person who speaks for "Community Watch" or "Emergency Management" ? And meetings and such ?Ron G and Rick will pursue this further.
2. Rick also suggested adding a reference to the GPOA website to the Gazette and will follow up on this.

Secretary:

1. Patrick reported on the status of several items and handed out updated sheets for the Board of Directors Master Handbook:
 - GPOA Website: is up to date (all tabs, with the exception of Community Watch)
 - Board of Directors Master Notebook items were handed out::
 - Job Duties and Tasks
 - Generic Calendar of Events
 - 2014 Volunteer lists; and activities
 - Miscellaneous resources
 - Website and Handbook update summaries

2. Skip Bulkley was unable to attend; Patrick presented a brief summary of the ACC Meeting held last week:
 - Applications received and processed:
 - 2012: 36 tree removal.....11 other (various categories)
 - 2013: 99 tree removal.....5 other (various categories)
 - 2014: 28 tree removal.....13 other (various categories)
 - Skip also agreed that eliminating the ACC Liaison position makes sense.

Assistant Secretary: no new activity to report

Treasurer:

1. Mark distributed copies of the latest financial data to the board (details below).

GPOA Income/Expense 1/1/14 through 10/31/14

Total Income

· Dues and Interest: \$31,693.44

Expenses

- All Categories: \$24,761.84

Overall balance: \$6931.60

2. The board voted to approve the proposed 2015 budget that Mark distributed. He will present this to the membership for a vote December 3.
3. The board voted to maintain member dues at the current level.
4. The Board agreed to have Mark and Jim pursue the purchase of a new and more efficient printer for the GPOA.

Assistant Treasurer: no new activity to report.

Member at Large:

1. Jim reported on several items of interest:
 - construction activities are underway at 1201 Pine Valley
 - maintenance issues may require a lien be issued for 1208 Pine Valley
 - tree removal is underway at 1244 Pine Valley
- 2. Jim suggested a reminder memo to our members regarding simple items to mindful of such as trash cans being left **out**, parking of trailers and cars and other things that are violations of the covenants. Ron G will follow up.
- 3. Ron G agreed to phone a non-resident homeowner of property along Greenbrier Parkway regarding removal of a dead tree.

Committee Chair Reports

Architectural and Covenants Liaison: nothing further to report.

Beautification and Maintenance:

1. The Board agreed to accept the proposal by *The Little Guys Mulch and More Company* to bush hog and clean- up along the Parkway and in Bear Park. Ron L reported that this work should begin within the next two weeks.

Bylaws, Civic and Drainage: no new activity to report

Emerald Liaison: no new meetings of the Emerald Advisory Committee have been held. This group will re-convene in 2015.

Emergency Management: no new activity to report (other than the VP report)

Finance: nothing to report other than above.

HOA Council Liaison: nothing new to report

Membership: no new activity reported

Nominations and Elections: Ron L will confirm that Ken Houser will conduct the vote counting and will seek another association member to assist.

Publicity: no additional news to report. Articles for the next Gazette are due next week.

Welcome and Communications: Don distributed copies of the current “Welcome Package” and discussed the contents.

GPOA Website Liaison: Nothing new to report.

GPOA Website Webmaster: no new activity to report.

The meeting adjourned at 7:30PM.

Respectfully Submitted,

P J Feury