

**GREENBRIER PROPERTY OWNERS ASSOCIATION**  
**Meeting Minutes – September 10, 2014**

The monthly meeting of the GPOA Board was held Wednesday September 10, 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 potential candidates for the 2015 GPOA Board: Jan Cahoon, Steve Jones, Larry Van Wart, and Verna Kuyper. After brief introductions, a motion was made (and approved) to forgo the reading of the August meeting minutes. Discussion commenced with the **Board of Director Reports:**

**President:**

1. Ron received a request from Jeff Taylor to attach magnetic election message signs to mailboxes in the community. After some discussion, there were no objections to a motion to allow. Ron will confirm such signs comply with our covenants before confirming board approval with Mr. Taylor.
2. Ron received an informal request to split a building lot. The board agreed that “splitting a lot” does not comply with our covenants, and, as such, would not be approved (if formally requested).
3. Ron asked each of the board members to review the Board of Directors Master Handbook and provide specific updates for their areas of responsibility at the next board meeting (currently scheduled for Wednesday 10/1).
4. Ron received a report from Jonathan Shaw (NC Wildlife Management) suggesting that Greenbrier has a “deer problem”. After some discussion, including questions the board was unable to answer, the board requested Ron schedule a meeting with Mr. Shaw to discuss his findings and recommendation. He agreed to schedule such a meeting (perhaps as an agenda item at the board's next monthly meeting).

**Vice President:**

1. Rick will send his “before/after” pictures of the work to Dawn Heller for posting on our GPOA website.
- 2.

**Secretary:**

1. Patrick received a request to consider establishing a “dog park”. He reported that he'd spoken to many dog owners who felt that Bear Park serves that function. After brief discussion among the board members, he agreed to report that finding to the requester.
2. Patrick has forwarded requests to all the board members to provide updates to their respective website sections (particularly “helping hands” team members). A status update will be provided at the next meeting
3. Patrick and Ron G will discuss the deficiencies in the Community Watch section of our site at a later time.
4. In April 2013, New Bern provided a list of residences not in compliance with required vegetation clearances around utility cabinets and boxes. The board notified each homeowner via e-mail but it's not clear that any follow up was completed. Patrick agreed to sort the cited locations by neighborhood and ask each board member to make a visual assessment. There are approximately 110 cited addresses (15 are not GPOA members).
5. Following up on a question from the July general membership meeting, we held a brief discussion on potentially reducing annual dues. After some discussion on our cash situation, expected outlays and the potential cleanup efforts resulting from severe storms (areas not covered by the city or our insurance), we decided to postpone a decision until the October board meeting. (more on this in treasurer item 3)
- 6.

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

**Treasurer:**

1. Mark reported adding one new member.
2. Mark distributed copies of the latest financial data to the board (details below).

**GPOA Income/Expense 1/1/14 through 8/31/14**

**Total Income**

· Dues and Interest: \$31,422.61

**Expenses**

- All Categories: \$21,116.95

**Overall**            \$10,305.66

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

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

3. Regarding the potential “dues reduction” discussion, Mark offered that spending trends seem to average less than the budget trends. Ron brought up “emergency contingencies” to consider (such as cleanup efforts not covered by insurance), and suggested we bring our estimates for all the activities we want to consider getting done this year, to the next meeting. This includes bear park benches, bear park overhang, bush-hogging areas on either side of Greenbrier Parkway and the like. These estimates will allow us to make a more reasoned decision on any dues reduction.

**Committee Chair Reports**

**Architectural and Covenants Liaison:**

1. Jim is pursuing yard cleanup of 1208 Pine Valley Drive:
  - the owner will be given 30 days to reimburse GPOA for the work
  - we will place a lien if payment is not received
- 
- 2. Jim reports that the 1201 Pine Valley property may have been sold.

**Beautification and Maintenance:**

1. Ron proposed renewing the existing maintenance contract we have with Loomis. The board discussed this proposal and had no objections. Decision forthcoming.
2. There remain some work items to deal with:
  - parkway trimming (now or next year ?)
  - retouching Bear Park benches (now or next year ?)
  - Bear Park overgrowth (Boy Scouts option – Ron to pursue)

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

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

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

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

**HOA Council Liaison:** Patrick is pursuing a standard “rental agreement” with Steve Damico and Paul Toft.

**Membership:** no additional news.

**Nominations and Elections:**

1. Ron L reported that four candidates have been identified. Candidate profiles and pictures are being developed for inclusion in the Gazette.

**Publicity:** Candidate profiles and pictures will be included in the next Gazette.

**Welcome and Communications:** Don will bring copies of the current “Welcome Package” for each of the board members at the next meeting.

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

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

The meeting adjourned at 7:45PM.

Respectfully Submitted to the board for comment before publishing 9/15 and again 9/19

P J Feury  
GPOA Secretary