

Greenbrier Property Owners Association

June 6, 2016 Board Meeting

Attendees: Verna Kuyper, Gail McLamb, Lou Costello, Larry Van Wert, Steve Jones, Jerry Briele, Jeffrey Odham, Ron Garren, Barry Evans, Laurie Collier and Rieko Evans.

Our Board meeting tonight, June 6th at 7, was mainly devoted to a discussion about the emergency drainage problem on Greenbrier Parkway. Verna reported the main pond is draining due to a malfunction of the drainage system. We have been in touch with Jeffrey Odham and the Mayor to examine the problem. She asked Mr. Odham (Alderman for the Sixth Ward) for an update.

Mr. Jeffrey Odham reported the following: Yesterday, he visited the main arteries of stormwater flow throughout the neighborhood. There were a few calls after the torrential rain event on Saturday morning. By mid-afternoon, all of that water had subsided and the systems all appeared to be working properly.

This morning he received a call from Jerry Briele and Barry Evans notifying me the main lake off of Greenbrier Parkway was emptying at a rapid rate. Jeffrey along with Mayor Outlaw and City Manager, Mark Stephens investigated the issue and found that one of the overflow apparatuses has failed (something to be expected based on age and material). It appears that these fixtures are located on private property. However, we are going to provide some sandbags to help dam up the area of outflow to prevent the lake from completely emptying. In addition a sinkhole has erupted and the storm water crew will be assessing this as well.

Discussion followed with several of the past presidents and Jerry Briele giving the history of the site in question, problems in the past, and changes that have been made over the years. The current structure is not covered by new regulations now in place as this was constructed in the early 80's. The army corp of engineers stated in August 2005 that the pipes needed repair.

Tomorrow, staff will start contacting the various agencies to determine the various permissible and permanent repair options. Jeffrey is hoping they can provide some recommendations and cost estimates once all of that information has been gathered and assessed. In addition he is to follow-up with:

1. Barricades placed on both sides of Greenbrier Parkway in the area of the drainage pipes/lake in order to avoid folks from driving and parking on the shoulder of the road.
2. Have staff investigate the pipes under the road to determine their integrity and whether or not they will need to be repaired and/or replaced.
3. Have staff investigate the sink hole to determine how severe the erosion is in the area.

If either 2 and/or 3 appear to be significant safety hazards, we will notify the GPOA board to determine next steps, including possible road closure.

Guests left the meeting at this time (7 PM).

The GPOA followed with the remainder of the agenda.

Minutes: Approved as presented and will be sent to Bud Curtis for posting on the web.

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Treasurers Report: Approved as submitted. Expenses are close to budget. Membership is y 465, 12 short of last year. Decals are being delivered within a few weeks of payment.

Committee Reports

ACC: Larry Van Wart reported on several submissions from the ACC. Each was discussed and approved.

Beautification and Maintenance: Larry presented a proposal from Bear City Lawn Care, Inc. at the request of Laurie Collier and Marilyn Hughes. The plan completely updates the front entrance with balance on both sides of the road and behind the hedge row, and trimming up the trees to allow more sunlight in the median area. Gail McLamb and Larry met with the crew and were both impressed with the suggested upgrades. Gail and Verna are to get other bids to compare recommendations and cost.

3000 Coriander Property Follow-up. A letter will be drafted and mailed to the owner by registered mail for action to keep the property maintained, and the removal of the non conforming metal storage shed removed. Gail will draft the letter for review.

A private donation has been received to plant wildflowers in Greenbrier. It is the policy to receive donations for discretionary use only by the GPOA and not for a specific goal of a member.

Old Business:

ByLaws: Larry distributed the bylaws revisions to be sent to the membership for approval. The lawyer has no problems with the revisions. They will be mailed with a ballot to all voting members with a Q@A session on June 22 and voting by mail at the July 13 bi-annual meeting. Larry reported the new ACC regulations have been posted on the website.

Emerald Liaison: Verna reported on a special concert the Emerald is hosting on October 2, 2016 to support RCS. Larry and I met with Shannon and Kim along with Jerry to go over the information. They wanted to meet with reps of the GPOA to be sure we could approve and get the info out. Since it is a fundraising event and seems to be so well organized and The Emerald is the host, it seems that we (GPOA) should get behind this. See below:

NEW BERN, NC: New Bern Concerts, LLC is pleased to present "Home on the Range," a benefit concert for RCS on Sunday, October 2 from 5pm-8pm on the driving range at The Emerald Golf Club. Musical performances by country music legend John Michael Montgomery, Ira Dean (formerly of One Trick Pony), up and coming J.D. Shelburne and New Bern's Bryan Mayer. Tickets start at \$20 with a limited number of VIP tickets available. Gates open at 3pm. Food and beverages will be available as well as artist and event merchandise. ALL proceeds will benefit RCS to help in the expansion of their Homeless Shelter. Guests are encouraged to bring canned goods to help stock the shelves in the Food Pantry.

Tickets and event information will be posted online at www.newbernconcerts.com.

Meeting adjourned 9:15 PM