

## **Greenbrier Property Owners Association Mid Year Meeting July 13, 2016**

Helene Conklin announced the next blood drive at the Emerald for July 20, 2016 from 9 am - 3 pm. The Red Cross is in a critical low supply and she encouraged residents to give.

President Verna Kuyper opened the meeting at 7 PM by introducing the board members present: Gail McLamb, Lou Costello, Jan Cahoon and Steve Jones. She then introduced our speakers and invited guest, Alderman Jeffrey Odham, Michael Montanye, Director of Public Works, City of New Bern and Jerry Briele of The Emerald.

GPOA By-law Revisions: Steve Jones asked if there are any outstanding ballots that have not been completed. He gave the tally of yes votes that had been turned in prior to the meeting with the lowest 159 and the highest 169 for yes and 14 no. He reported that the last minute votes are being counted and the results will be announced at the end of the meeting.

### **Committee Reports:**

**Treasurer Report:** Financial charts were distributed prior to the meeting. Steve Jones presented pie charts for our expenses broken down by category. The largest expense is grounds maintenance. Of our \$31,800 budget we have spent \$16,134 through June 2016.

**Membership:** Steve reported that as of today we have 473 members. Problems with the membership decals have been noted and Steve has extras if needed.

**Beautification and Maintenance:** Jan Cahoon presented for Larry Van Wart that as of July 1, 2016, both the mowing and maintenance by Loomis Lawn Care and the brush cutting by Little Guys has been well done. Both are very cooperative with any requests we make. Our contract with Loomis is thru 12/31 so sometime in September we will be making arrangements for the 2017 mowing and maintenance contracts. Our agreement with Little Guys calls for brush cutting again around October 1.

She also reported that repairs to the damage on the nature walk from winter storms has been made and was reopened just after Easter. Repair work has also been done to the irrigation at both entrances.

**Nominations and Elections:** Jan Cahoon presented the nominations schedule for 2017 Board. She asked for volunteers for the five vacancies we will have at yearend. If anyone is interested or would like to nominate a member, please see Jan. September 9, 2016 is the deadline for completed forms to be placed in the GPOA box at The Emerald.

**Recognition:** Verna gave heartfelt appreciation for all the volunteers that make up the GPOA Board and its committees. ACC: George Kramer, Welcome Committee: Jan Cahoon, Website: Dawn Heller and Bud Curtis, Landscape entrance: Laurie Collier and Marilyn Hughes and at the College Entrance: Steve D'Amico and Linda Howard, Bear Park: Linda Howard and Vi Grabrowski, Community Watch: John Harding and Jim Morrison, New Resident Database: Brenda Harding, and the newly organized Advisory Committee for Drainage: Alan Berger. She also praised the members who donated more than the \$65 dues amount and to Whit Morgan for his generous contribution to the landscaping budget.

Update on Drainage: Verna reported that her urgent call for volunteers to fill sandbags early Sunday morning June 26, following a tremendous rainstorm resulted in about 35 volunteers. Drainage Advisory Chair Alan Berger described the breach in the foundation of the riser at the pond on Greenbrier Parkway and the resulting sink hole. The City of New Bern was extremely helpful in quickly filling the sinkholes and made repairs to the pipes under the road. City Engineers have provided several options for the repair of the risers with varying degrees of expense and timeframes. Since the lakes/ponds are owned by The Emerald, Jerry Briele is getting bids for the repairs. Our GPOA oversees all Greenbrier residential areas and serves as liaison with Jerry, the City and its public works department and engineers for remedies to restore the pond as quickly as possible. Updates will be forthcoming in emails and notices on our website as this progresses.

**Guest Speakers: Jerry Briele** reported on the Pro-Tour Golf Tournament held in early June. Fifty seven players participated and Jerry thanked the residents who opened their homes for the players and also thanks to the 70 families who made donations towards the cost of the tournament. A new record score of 61 was reached smashing the previous record on the course of 63 by our own Jim Lanier.

Jerry also announced a new event planned for October 2, 2016 "Home on The Range" which will feature a country music festival on the driving range from 4-8 pm. All residents are invited to join the festivities by bringing their chairs and blankets for sitting on the lawn. Food trucks will be available. Advertisements will follow closer to the date.

**Matthew Montanye, Public Works Director for the City** for the past two years and employed in the department for the past eight years updated the members on new roads to be paved this year. He gave a brief history of the 156 miles of streets in New Bern and the survey made in 2010 that rated all streets in blocks of 0-100. Streets rated 0-65 are in poor condition; 66-80 means fair condition and anything over 80 is good. The survey showed 94 streets in good repair and 60 in the fair category. 30 miles of streets were rated in the poor category. These ratings were also based on volume of traffic. Prior to 2013 very little resurfacing was done. In 2015 the City budgeted \$650,000 for road work. McCarthy and Newman were resurfaced. In 2016 \$850,000 was budgeted for street repairs and Trent Road was resurfaced and leftover funds were spent on the Greenbrier Entrance. For the 2017 FY, \$700,00 was budgeted and \$2 million was added to this allocation. Greenbrier Parkway from the entrance to Pine Valley will be resurfaced with these funds along with Clubhouse Drive.

**Alderman Jeffrey Odham** reported he had been asked to look at possible bike lanes in Greenbrier and that bike lanes are possible on the Parkway if the residents want them but that Pine Valley is too narrow for bike lanes with its on street parking.

**ByLaws Results:** Steve Jones reported that all the bylaw changes passed with 2/3 of the votes cast. He stated that the most recent revisions had been in the works since 1997 and thanked the committee for pushing these to the forefront.

Below are voting results for our proposed Bylaw changes of July 2016.

This vote was taken July13, 2016 by members present at the meeting and by proxies received.

# GPOA BALLOT

By-Law Revision Ballot for Annual Meeting on July 13, 2016

## Revision to Article III Definitions Section 5

Present: “common area” shall mean and refer to all real property within Greenbrier owned or managed by the association for the common use and enjoyment of all residents.

Proposed: “common area” shall mean and refer to all real property within or adjacent to Greenbrier owned or managed by the association for the common use, **benefit**, and enjoyment of all residents.

WHY: These additions help to clarify Greenbrier’s philosophy and practices with regard to maintenance of lands it does not own i.e. the islands in the roads, the DOT buffer on Glenburnie Road, and the portion of the berm owned by Fairways West.

Voting Results:                      For    179                                      Against    7

## Revision IV Meetings of Members Section 5 - Voting

Present: (last line) any member of his dwelling site.

Proposed: (last line) any member of **his or her** dwelling site.

Voting Results:                      For 186                                      Against    0

## Revisions to Article VI Nomination and Elections of Directors Section 1 Nomination and Election of Directors

Proposed to Delete: (delete) a. The Nominating Committee shall be appointed by the board prior to each annual meeting to serve one year (from that annual meeting to the next). The names shall be announced at the annual meeting.

Why: This deletion is recommended since this is not being done and hasn’t been





Many residents remained for a Q&A session following the meeting:

Clarification was made regarding the problems at the pond on the Parkway. The riser barrels control the level of water in the ponds. It was suggested that residents be asked to help with the repairs by donation. This will be explored once the bids are in.

Motel at Five Points: Alderman Oldham reported on plans to demolish the old motel as the repairs to bring it back to code would cost more than \$5 million. The property has been rezoned and another hotel cannot be built on this site. The City has a lean on the property for back taxes and foreclosure is in process.

A complaint was made re speeding in Greenbrier.

Options for non-payment of membership dues: The GPOA benefits the whole community even those who do not volunteer to pay dues. We ask all members to be ambassadors for the GPOA and encourage neighbors who are not members to join. Communication with the community has increased with electronic mail. Members asked how they can get a list of non-paying residents to hopefully encourage those who do not pay.

Question was raised as to why there wasn't an open meeting to discuss the bylaw revisions. President Kuyper reported a meeting was held June 22 for discussion. Some of the proposed revisions have been on our website since 2008.

Alderman Odham reported on downtown news with the Palace Commons completed and the Fireman's Museum opening. A grant was issued from the Goldenleaf Foundation to complete the board walk from the Sudan Shriners Corner to First Street. The fence around Lawson Creek Park is being repaired and the new Publix is slated to open on August 16, 2016. Publix asked how it can contribute to the community and Alderman Odham suggested sponsoring the the Greenbrier Directory along with the Greenbrier Easter Egg Hunt. Moe's Southwest Grill will be located at the Publix site and McAllisters Deli. Craven 30 has been revamped for housing instead of commercial. Moore's BBQ is open. All homes on Trent Road have been purchased and building permits are underway for the new Harris Teeter. Other venues at this site could be Hobby Lobby, Ultra, Dicks Sporting Goods and gas stations. The Pepsi plant has been sold and the new owners are looking at Trader Joes, and Aldi's as possibilities for the site. Interest in the Harris Teeter Bldg has been expressed by a Swiss Company which could open a store similar to Fresh Market.

President Kuyper a new electronic site is being used to communicate with the GPOA called I-Contact and is free.

Q&A session adjourned at 8:20 PM.

Gail McLamb  
Secretary, GHOA