

## **Greenbrier GPOA Board Meeting February 13, 2017**

**Attendees:** Laurie Collier, Linda Dodge, Carol Hill, Bill Stafford; Alan Berger (on speaker phone)

**Call to Order** at 2:00PM by Bill Stafford –President

**Minutes Approval-** Minutes from Feb 27th had been distributed via email. The motion to accept was made by Laurie and seconded by Carol. Unanimously accepted.

### **GPOA Member Comments/Concerns:**

1. **Helene Conklin** –has been running the **Loan Closet** since 2006. It contains medical items (wheelchairs, walkers, canes, etc.) and items needed when a grandchild visits (porta cribs, car seats, etc.). She read a brief list of the items held there and how many of them are currently on loan in GB. After running the loan closet for 10 years, she has been advertising in the Gazette for some time that she is looking for a replacement to run this valuable service. No one has stepped forward and it will be closing at the end of February. She told the Board that it was a valuable service and she hoped they could find a way to keep it functioning. Bill told her that the Board would need some time to mull this over and would get back to her.
2. **Suzanne Blais** – had a list of grievances. Chief on her list was how an ACC application for a change to her property located at 1325 Pine Valley has been handled. Bill will set up a private meeting with her and George Kramer. Next, she questioned the vote for Beautification at the Front Gate and mentioned that there were many other areas in Greenbrier worthy of beautification. Laurie supplied the final numbers for the vote and said that other projects would be considered in the future. Suzanne questioned what the benefits of belonging to the GPOA were since everyone got a Directory and everyone could use GB Mail. She also brought to the Board's attention that motorists continue to ignore the speed limit on Pine Valley as well as not stopping fully at the stop signs. She is unhappy with how some pet owners fail to respect the property of others in the community. She left her list with Bill and he promised to give them attention.
3. **Pat Feury-** asked for closer cooperation between the GPOA and the Neighborhood Watch. He suggested that Neighborhood Watch should go through the GPOA email and he asked for further clarification of exactly which areas each Neighborhood Watch captain was responsible for.
4. **Sara Hodson** –seconded Pat Feury's concerns about the Neighborhood Watch.

### **Special Guests: Jerry Briele and Don Lawrence**

1. Jerry was present to give the Board an update on the state of the riser barrel in the lake bordering Greenbrier Parkway. He has presented the Board with a letter from The Emerald's lawyer stating that The Emerald is not the responsible party for the permanent maintenance of the risers /lakes. The Emerald is willing to assume some financial responsibility but not all. Possibly a trust specifically designed for maintenance of the lakes/risers would be the answer. He wanted to know the Board's willingness to consider such an arrangement.
2. Jerry said that they do have someone drawing up specifications and an estimate for the work on the lake. It is likely to be in the \$25,000 – 30,000 range. Weyerhaeuser has agreed to a ONE-TIME donation to help with this. The amount is unspecified at this time.
3. The berm that is currently in place is a temporary fix and will probably be removed.

4. Don Lawrence was present as a Greenbrier resident since 2004. In his career, he has specialized in real estate law. He stressed the importance of the golf course to the real estate values of ALL properties in GB, not just those bordering the course. He gave specific examples of golf courses in our area that have failed or are in bankruptcy and how that has negatively affected the real estate prices in those areas. He also touched on the idea that our GPOA annual dues are extremely low. Other HOA's with similar amenities are likely to pay upwards of \$100/month. Mr. Lawrence, as an interested resident with considerable legal background in real estate law, had looked over the Greenbrier By-Laws and he highlighted some of the passages that would apply most closely to the Board actions and the assets of the GPOA in relationship to this matter.
5. Laurie asked to place on record that Weyerhauser donated \$5,000 to the GPOA when Weyerhauser ended their stake in Greenbrier. She said that there was some confusion in the community due to a Gazette article reporting it as \$20,000.
6. The Board thanked Jerry Briele and Don Lawrence for all of their information and insights and will study the matter at further length.

**Break** – Bill called a 5-minute break. Alan Berger left the meeting.

#### **Treasurer's Report (Hill)**

Income from dues this month totaled \$20,915. Expenses paid for the Front Gate landscaping, Loomis, storage, NC tax, utilities, and PO Box rental totaled \$9,358. When combined with other assets, the bottom line is \$69,190.

A CD for \$20,000 will mature this month. Carol presented various options for dealing this. Bill motioned that \$10,000 be placed in a 9-month CD and \$10,000 placed in the money market. Laurie seconded this. It was unanimously accepted.

#### **Welcome Committee-Membership-Directory Committee Report (Dodge)**

1. Welcome: All material in the welcome packs for new residents has been reviewed and many parts updated to reflect current office holders, etc. The Emerald has added new material and 3 coupons to welcome new residents: A pass for a free round of golf for four; a pass to use the pool; and a pass to try out the tennis courts. Melinda Mantel is the new chairperson for this committee and will oversee visits to new residents and will organize a few social events to welcome them.
2. Membership: The reminder letters for dues were hand addressed and then delivered to mailboxes. We have received 43 renewals since January 26<sup>th</sup>, which brings the number of GPOA members to 354. This places us a bit ahead of last year's membership number at this time. Carol was asked to simplify the graphs for membership and confined numbers to only the current year and the past two years. A final letter for dues will go out in early April and then the email list will be updated. Mailbox stickers have been received and will be sent out in early March once temps reach 50-degrees.
3. Directory: At this time we are just collecting the changes that need to be made.

**Beautification – Maintenance Committee Report (Collier)**

1. Front Entrance project: The City will be delivering and installing the three new trees for the island by the end of this week. Groundhog Irrigation will repair and replace the sprinkler heads this week. After that the yews will be replaced in the island. The electrician will return very soon to fix the lighting that had been interrupted by the work done digging out the old trees.
2. There are piles of pruned limbs along Club House Drive near the College entrance. These are not the result of a GPOA action. Laurie said the Fairways HOA has undertaken this project.

**ACC Report – (Stafford)**

The application for work at 1325 Pine Valley Road submitted on Jan 5, 2017, was approved by the ACC committee and forwarded to the Board. Laurie made a motion to accept it; Bill seconded it. Unanimously accepted.

**Insurance Update:** Reed Whitsett, account executive from the Insurance Company, reviewed our current coverage. It will be due for renewal on April first. Laurie will research the current cost to replace the stone wall signs to be sure coverage is adequate. Bill asked Reed to inspect all of Greenbrier to determine if any further changes to the coverage should be made. Reed was asked especially to look at the pump house located near the Front Entrance.

**New Business:** Bill shared that he is working on a 2-minute video to promote Greenbrier outside of Greenbrier proper. He has met with the company that produced the 3-minute video used to promote New Bern. There will be zero cost to GPOA for this. Bill will use the video in his presentation to the Board of Realtors at their April meeting. Then he will encourage all GB homeowners to urge their Realtors to link this video to their listings when they sell their property and make a donation to GPOA upon the successful sale of their property.

Adjournment: Linda made the motion; Laurie seconded it and it was unanimously accepted. The Board was adjourned at 4:20 PM.

Respectfully submitted,  
Linda Dodge - Assistant Secretary