

Greenbrier GPOA Annual Membership Meeting December 4, 2017 – 5:00pm

Attendees: In excess of 125 members

Call to Order – 5:06pm

Bill Stafford, GPOA President and John Robinson, Vice President reported on attendance and certified written proxies. A quorum was declared, since we had exceeded the 118 minimal threshold. Vice-President John Robinson reported we had over 125 in membership or by proxy.

Bill Stafford introduced the 2017 GPOA Board of Directors. He then introduced Mayor Dana Outlaw and Alderman Jeffrey Odom who gave brief remarks regarding progress in New Bern development, specifically the installation of several stop signs in Greenbrier.

Bill Stafford reported on significant accomplishments of the 2017 Board. Some highlights were Publishing Greenbrier Directory with costs totally paid for by ad sales; promoting community social events e.g. Emerald Burger Nights; production of Greenbrier promotional video.

Jerry Briele, Emerald Golf Club Manager/Golf Pro addressed the state of the Emerald Golf Club and stated that 2017 was a better business year than 2016. Jerry recognized the Board for its creativity in developing community social gatherings at the Emerald. Jerry thanked the GPOA and Weyerhaeuser for their contributions to the riser barrel replacement project.

Linda Dodge, Welcome and Membership Chair reported on activities and progress of the Welcome Committee. 45 new families moved to Greenbrier. There were 2 additional sales for future occupancy and 3 sales of unimproved lots. There are currently 16 members on the Welcome Committee who visit with each new property owner and provide vital information about Greenbrier. In November, the GPOA hosted a reception for newcomers. 50 people attended. Linda referred to and thanked the "Greenbrier Pony Express" who deliver written communications to the community thereby saving many dollars in postage expense. Linda made an appeal for additional volunteers who can reach Linda by phone or email (see Greenbrier Directory).

Lou Costello, Drainage Chair thanked City Staff who helped solve drainage problems during recent rain events. Lou cited a number of instances where the City repaired or solved drainage issues. Bill Stafford announced that Lou Costello will continue to serve as Drainage Chair for the foreseeable future.

Alan Berger, Secretary presented the Minutes of the 2016 Annual Meeting and asked for questions or comments. There was one question: "why are there approximately 100 attendees noted when we should know exactly how many attended by the check-in process?" Alan answered that the exact number wasn't known when the minutes were transcribed. A motion to accept the 2016 Minutes was made and seconded. The motion carried unanimously.

[Secretary's note: research following this 2017 meeting revealed that the latest version of the 2016 Minutes was inadvertently omitted from the 2017 pre-meeting package. The latest 2016 minutes did state exact number of attendees at 125.]

Treasurer, Carol Hill presented the financial report that included expense to revenue for the year and the GPOA Balance Sheet. Highlight was that revenue exceeded expense by \$10,000. A motion to receive the report was made and seconded. Several questions were asked about specific line items. The motion carried unanimously.

Bill Stafford presented the 2018 proposed budget for approval. There was some discussion with regard to the dues increase of \$10.00 to \$75.00 per annum. Several members inquired as to the need to raise dues and the amount

of the total budget in relation to 2016. Bill answered that landscape expenses had increased together with other costs. There was discussion with regard to distribution of the Greenbrier Directory to the entire community regardless of whether the recipient was a GPOA member or not. Bill entertained a motion to approve the dues increase which was seconded and unanimously carried. Bill then asked for a motion to approve the entire 2018 budget which was also seconded and unanimously carried.

John Robinson, Nominations Chair, announced the nominations for the Board and explained why there was no mail in ballot this year. John recited the requirement of the Bylaws to entertain nominations from the floor at the Annual Meeting and therefore voting could not occur until that procedure had concluded. Having requested further nominations and hearing none, a motion was made to approve the slate of candidates by acclamation. The motion was seconded and carried unanimously. The new board members are: JoAnne Glenn, Rhona Beadle and Daniel Cashman. Their terms will begin January 1, 2018. Departing board members are: Alan Berger, Lou Costello and Carol Hill.

A comment from the floor paid tribute to the Board members for their service and a new level of positivity and energy in the GPOA.

Bill Stafford made several announcements regarding non-GPOA upcoming events and the need for volunteers.

Several dissenting comments were made concerning talk about a pavilion, rest rooms and picnic tables proposed for the GPOA nature park area. Bill Stafford explained that the matter has not yet been deliberated by the Board. No action was taken.

A question was addressed to Mayor Outlaw regarding Air B&B's. The Mayor responded that there are legal issues being researched and compared to Asheville and Raleigh. No action has been taken by the City of New Bern to date. The Mayor mentioned that some communities have restrictive covenants that address businesses being operated from homes in the community. The discussion ended on that note.

The meeting was adjourned at 6:30pm.

Respectfully Submitted,
Alan Berger - Secretary