

GREENBRIER PROPERTY OWNERS ASSOCIATION BOARD MEETING
April 17, 2018 5:00 PM
The Emerald

Present: Bill Stafford, President
Rhona Beadle, Vice President
Geoffrey Smith, Treasurer
Linda Dodge, Assistant Secretary
Joanne Glenn, Member at Large
John Robinson, Member at Large

Excused: Dan Cashman, Secretary

Others Present: George Kramer, Chair ACC; Jerry Cox, Bob Little

1. Call to Order: The President, Bill Stafford, called the meeting to order at 5:01 PM
2. Open Community Forum: The President was aware that two visitors had public comments pertaining to two of the Agenda items. With their consent, he proceeded with those Agenda items in order to avoid duplication.
3. Membership Report: Linda Dodge
Linda reported a total of 452 of the 672 properties in Greenbrier were current members of the GPOA (approx. 67%). She then outlined the efforts made to encourage property owners to become GPOA members (Dues notice in January, e-mail reminder in February, reminder notices in March, and again in late March).

Of note: 40 new households joined in 2018
50 households have not rejoined in 2018
9 of these 50 households are for sale
42 households moved into Greenbrier in 2017 – of those 32 (76%)
have joined the GPOA in 2018

Of the HOA's 53% of HOA members are also members of GPOA.

Mr. Little made a point of information: i.e., that the covenants of all the HOA's may be updated as of 2015, and, he questioned whether updates could include mandatory membership of HOA's and GPOA. There was discussion regarding the mechanics of such an undertaking, and of the cost of legal advice and review of change in covenants. During further discussion it was expressed that additional encouragement of households to see the value in GPOA membership should be made before pursuing legal fees. Joanne noted that she will speak with the Board of Realtors to reframe the message of the realtors showing property in Greenbrier from "no mandatory membership in GPOA" to "it's only \$75 per year." The President and board thanked Mr. Little for bringing this option to their attention and for his efforts to strengthen the GPOA. The President will contact an attorney to estimate costs. Mr. Little thanked the Board and left the meeting.

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4. Plans to Address Safety Issues at Glenburnie:

Jerry Cox noted that this had been an issue since 2003 and presented some additional factors that could enhance safety of residents and visitors leaving or entering Greenbrier.

Main Entrance:

- dedicated turn left only sign
- delayed green on Glenburnie to allow all vehicles time to exit intersection
- Prepare to stop warning signals

College Entrance:

- Radius lane
- Do not block intersection

Mr. Cox's recommendations will be provided to Dan Cashman for inclusion into his ongoing discussions with the officials in the City of New Bern. Further information had been provided to the President and Mr. Cashman showing that Greenbrier residents had had concerns since 1997. Mr. Cox was thanked for his efforts to increase safety and for his additional ideas, and left the meeting.

5. Minutes of the meeting of March 13, 2018: Rhona Beadle

Minutes, having been previously circulated, were received. Upon a motion made by Linda Dodge, seconded by Geoff Smith, and carried unanimously, the minutes were approved as presented. They will be posted to the GPOA website.

6. Treasurer's Report: Geoffrey Smith

Geoff presented the report showing cumulative expenses in 2018 at \$9338 and cumulative income at \$30,103. Upon a motion made by John Robinson, seconded by Joanne Glenn, and carried unanimously, the Treasurer's report was received.

It was noted that Mr. Wellspeak would not accept the donation towards his expenses for the flagpole.

7. Architectural and Covenants Committee:

Mr. Kramer, Chair of the ACC presented a verbal report indicating his committee had reviewed 20 applications in the last month. The majority of the applications were for tree removal, and some pertained to outbuildings. The ACC had visited all sites, and had approved all applications. Mr. Cashman had received the report of the ACC. Upon a motion made by John Robinson, seconded by Rhona Beadle, the Board unanimously approved the applications as recommended by the ACC. Mr. Kramer and the ACC were thanked for their continued hard work.

The two current new construction sites were briefly discussed: the first at the intersection of Greenbrier and Greenbrier Court was proceeding as approved. The builder of second site at the end of Pine Valley Drive had not submitted completed application package. Mr. Kramer will follow-up with the builder.

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8. Bylaws Review: John Robinson

John reported that the Bylaws Review Committee was focused on three primary issues, as well as a general sanitization of the document. Issues included newly elected board members having to govern under a budget that was not of their making; the loss of expertise with the single 2-year terms; and the nominations from the floor vs. proxy votes already cast.

It was noted that, when the new Bylaws are ready for membership review, much education will be needed regarding the benefits of changes. Final review will be through attorney.

9. Easter Egg Hunt: Rhona Beadle

Although she was unable to be present at the Easter Egg Hunt this year, Rhona reported that La Vonne Reamer and Linda Dodge indicated an increase in children this year. Use of the microphone (loaned by Verna Kuyper), and tent (loaned by Bill Stafford) were much appreciated. Committee purchased a new bunny suit at a cost of \$94 (in storage unit for next year). Melinda Mantel was the 'Bunny' and gave the children plenty of photo ops prior to the actual race.

10. Maintenance: Bill Stafford

A. Irrigation: 2 heads broken by auto tires at College Entrance. Recommend installing posts to prevent further damage. A total of 5 zones are apparent at this entrance. At the Main Entrance, the irrigation pump from the well needs re-priming. Here, there are 9 zones.

In order to protect the beautification efforts of the GPOA, Bill recommended a contract with the irrigation professional (Ground Hog Irrigation) to inspect all irrigation 4 times a year, to properly winterize the systems and to re-open them in the spring. The contract would not exceed \$1000. Upon a motion made by Geoff Smith, seconded by Linda Dodge, the Board unanimously approved the execution of such a contract.

B. Bill had identified some resin benches for Bear Park at a cost of \$318.75 each. Currently, there are three unsafe benches in this area. Upon a motion made by Linda Dodge, seconded by John Robinson, the Board unanimously approved the purchase and installation of three new benches, together with the removal and disposal of the unsafe ones.

11. Strategic Plan: Rhona Beadle

Rhona indicated she was waiting for costs and completion dates. Board members agreed to get same to her shortly.

12. Old Business:

Burger Night: GPOA paid \$300 for music which was a great addition to the evening. There was a good crowd, good food and nice table decorations. Linda Stout helped Rhona with the registration. Next burger night is scheduled for May 20 and will be hosted by the Home and Garden Club.

13. New Business:

Noise Abatement: Rhona indicated some residents who live close to Route 70 had inquired about noise abatement from the increased traffic. Options could include evergreen tree plantings or asking the DOT for a wall. Board asked what residents had done to help eliminate traffic noise e.g., plant trees along property line, etc.

14. Adjournment:

There being no further business to discuss, upon a motion made, seconded and carried unanimously, the President adjourned the meeting.

Respectfully submitted,

Rhona Beadle
Secretary Pro Tem