

**GPOA Meeting Monday 19 May 2025, 5:30pm  
The Emerald**

Call to Order and Roll Call 5:30pm

Taylor Andersen (TA)

Renee Brochu (RB)

Julia Burke (JB)

Doug Cheek (DC)

Andy Early (AE)

Vickie Ryckman (VR)

Hoben Thomas (HT)

Only TA was absent.

**1. The Brightspeed Matter**

JB arranged that principals overseeing or implementing Brightspeed's effort to bring fiber to Greenbrier attend the meeting. City Manager Foster Hughes spoke first, noting the City cannot halt construction, then introduced George Chiles, Director of Public Works (252-639-7500). Mr. Chiles's central points: i) It is NC State law, not the City, that allows developers to access right of ways, a path which passes all residences in Greenbrier. ii) The city has limited control through some "parameters" which were undefined. iii) Currently there are three companies active in Greenbrier: Optimum, Metrolink, and Brightspeed. iv) There are "Street Sheets" which specify when and where digging will take place. He indicated these would be made available early enough to be distributed, thus informing residents. v) Mr. Chiles clearly acknowledged there had been problems with construction and noted he is the City's point man to be contacted by residents, but that the City is limited in the actions it can take.

The subcontractor doing the construction is Squan. The construction manager on the Brightspeed project is Scott Halsey whose phone number is (631-314-2649). He spoke and encouraged residents to call at anytime if there were problems, saying he wished to be "proactive" regarding concerns. Two supervisors oversee the construction. One is presumably always present at the construction site. He estimated construction would finish by mid June. Daily construction ends with clean-up at 4:30pm.

Numerous questions were asked and mostly answered during the Chiles and Halsey presentations which were well delivered, well received, and appreciated. The presentations lasted 49 minutes. At 6:19pm a 10 minute break was called by JB.

**2. Board Reports, 6:29pm**

**a. Treasurer: AE**

Some costs have increased; thanks to John Brochu for Directory ad selling efforts.

**b. Assistant Treasurer: DC**

The financials: \$60,530 is the checking balance, \$30,479 is in savings. The Directory printing cost: \$5,545. Ad sales revenue: \$6,275, with thanks to John Brochu for his ad sales efforts. DC noted a contingency fund has been established and funded. Justification for the fund's creation, was provided, namely unexpected or unbudgeted events such as the front entrance power.

Efforts continue to find a solution for restoring Greenbrier Parkway front entrance power.

**c. Secretary: HT**

The 7 May working meeting minutes were approved.

**d. Communications: RB**

Fishing in the Greenbrier Parkway pond has been observed. (Comment by HT: There is a signage contradiction that has remained for nearly three years. Installed in concrete, is a “No Fishing” sign. Just 200 feet away, was another sign, still there, indicating a permit from the Emerald is required for fishing.)

**e. President’s Report: JB**

JB noted that among 57 fire hydrants, the areas surrounding 14 were in violation because of clutter or weed growth. Residences responsible for clearing the area around the hydrants have been notified; along with others, JB thanked John Brochu for ad selling efforts.

On 21 April employees of the NC Forest Service, and the New Bern Fire Department gathered at JB’s house to discuss fire hazard concerns in Greenbrier. It seemed understood that a more comprehensive Greenbrier specific document will be provided by Hannah Thompson, who attended (and with whom HT had earlier communicated). Subsequently to the house meeting, GPOA-responsible community sites in Greenbrier were visited to seek fire hazard appraisals and suggestions going forward.

Those who had earlier requested residential home visits expected to occur the 21st, will be contacted later when scheduling and staff visits can be arranged.

**3. Committee and Other Reports**

**a. Forest Ranger’s visit: DC**

With DC’s RAM truck leading the way, selected sites DC considered important were visited by NC Forest and New Bern fire department personnel.

There were no areas visited that were judged to be fire hazards. Main concerns focussed on pine straw, often used as a ground cover. If used, it should be well away from the exterior perimeter of homes. Preferably, it be replaced by mulch or some other covering. Also important: Keep pine straw off roofs.

**b. ACC: George Cramer**

His distributed document listed items the ACC has the authority to approve: Tree removals, and covenant-compliant construction requests. Thus, no Board action was required.

**c. Nominating: John Brochu commented briefly on his recruitment efforts.**

**d. Easter Egg Hunt: VR**

Replacing Marylou Kling’s participation, VR noted briefly the event went well.

**4. Adjournment**

The meeting adjourned at 7:04pm

Hoben Thomas

Board Secretary

22, 24 May 2025