

Greene Acres Property Association

435 Greene Acres Rd N Stanardsville, VA 22973

Minutes of the GAPOA

Annual Meeting held on September 18, 2021

At the Lake Pavilion, 10:00 a.m.

Present Board: Chair Fred Turck (FT), Assistant Chair Debbie Baugher (DB), Secretary Anthea Haselden (AH), Treasurer Debbie Turck (DT), Tina Deane (TD), Lydia Price (LP), Rick Wilkinson (RW). Property Manager Wesley Baugher (WB); Lake Monitoring Dr. Mike Casteel (MC).

Present Property Owners: Doug Price, Al Hodge, Terry Hodge, Georgie Wilkinson, Carol Weiss, Ken Weiss, Jennifer Carrol, Kaci Cobb, Brian Snyder, Andrew Byerly, Jean Byerly, Linda Medeiros, Dana Friend, Jason Little, Bertrand Nye, Barbara Nye, Robert Goldschmidt, Mary-Kay Goldschmidt, Pat Boyle, Philip Casteel, Jo Ann Casteel, Kevin Lloyd, James Palmer, Jason Riggs, Deborah Sheetz,

Apologies: Cynthia Bruce

Order of Business:

Welcome: Chair Fred Turck called the meeting to order and asked for introductions from those present. FT spoke briefly about the Red Cross partnership with the Stanardsville Firehouse with smoke detector installations. FT handed out a brochure, "Home Safety: In and Out of the Home".

Guest Speaker: Dr. Mike Casteel (Water Quality, Microbiology) gave an in-depth presentation on his monitoring project for Greene Acres (GA) lake. Question and answer opportunities concluded the presentation. DT reiterated the cost of commercial company lake monitoring, compared to Mike's onsite testing, at minimal cost of testing equipment, to GAPOA.

Annual Meeting Commences approximately 11:05 AM:

- 1. Quorum:** 17 or more lot owners in good standing required to be present. *Confirmed.*
- 2. Minutes from previous meeting:** distributed, read and confirmed.
K. Weiss move to accept minutes of previous GAPOA annual Meeting/ Passed unopposed.
- 3. Treasurer's Report:** Treasurer Debbie Turck presented the annual financial report. Printed copy supplied to all in attendance. Line items discussed including: Road maintenance; pedestal mailbox replacement on Tall Pines; Liens and attorney collections; attorney fees.
Jennifer Carol asked who assigns the mailboxes. DT said it is the duty of the Post Office to assign mail boxes and the keys. Carol Weiss questioned expenses on roads and maintenance, and the Property Manager's contract. Also asked if maintenance was only on the main circuit? FT said roads will be discussed in Road Report and other will be carried over to the incoming board. Linda Medeiros thanked Wesley Baugher for an outstanding job on the roads. Debbie Baugher explained the personal time and cost the Treasurer incurs in a volunteer position, and reiterates DT does an outstanding job. DB asks for suggestions for the board.
R. Goldschmidt Move to accept treasurer's report / Second motion Lydia Price/ Passed unopposed.
- 4. Environmental Report:** Environmental Chair Fred Turck presented report on house being built and GAPOA using Greene County ordinance for abandoned and/or unlicensed vehicles on GAPOA lots. County ordinance state "one unlicensed motor vehicle per acre".
Carol Weiss asked about clear cutting on some lots, and how did the board approve this? FT the board looks at the environmental impact, building modification impact, letters of requests, on a case by case basis.

5. **Safety and Services:** FT asks members to keep the board informed of trespasses. Trespass notices have been served against recent trespasses at the beach over the summer.
6. **Legal and Insurance:** DT reported four trespass orders have been served. Insurances due in October for the Pavilion, bath-house, and gate house. Carol Weiss asked about the current legal action against Short Term Rentals (STR's). Rick Wilkinson replied the the issue is still pending, and cannot be discussed.
7. **Roads:** Culverts are being replaced with PVC pipes when required, as many existing ole ones have rusted out. Mary-Kay Goldschmidt spoke of the poor flow of the culvert near her property on Top Ridge. FT said biggest cost on Top Ridge currently was the weight load on culverts, which would require maintenance/replacement. Carol Weiss asked about repaving costs and if lot owners would be prepared to contribute, or if a loan by the board was feasible to pave Tall Pines. RW reiterated the GA property owners' decision from the ballot (survey) in 2016.
8. **Events:** Tina Deane explained the 'Back to School', Halloween, and Christmas events being planned and invited people to join the Events Planning committee.
9. **Welcome Committee:** Lydia Price distributed five welcome packs to new property owners since the July 2021 meeting.
10. **Membership and Nominating:** Debbie Baugher thanked Fred Turck, Rick Wilkinson and Cynthia Bruce who have served on the board, and chose not to re-stand for the GAPOA board. Debbie Baugher and Doug Price counters and scrutineers.

Annual Election Results for 2021

53 ballots verified from 261 owners in good standing

New Board members elected:	Jennifer Carrol	71 votes
	Brian Snyder	70 votes
	Kaci Cobb	69 votes

ONE open board position will be decided in Executive Session.

11. **Old Business:** FT spoke on the Dam certification process. It is slow progress due to staff changes and Covid-19 impact. REC (Rappahannock Electric Company) have grants that FT will apply for road cones, banners and notices for warning notification in case of dam breach.
12. **Members Comments:** DB requests adjustment to the agenda to allow for the shared lunch to take place and the drawing of the raffles – including 'one off 2022' assessment waiver prize.
Unanimous decision to recess for lunch and raffle draw / Passed unopposed.
13. **Annual Meeting returned to order: 1:00 PM**
BD Motion to recess to Executive Session to appoint Board one year vacancy position and the new board members responsibilities. LP second/ Motion carried unopposed.
14. **GAPOA Board left Executive Meeting to return to regular Annual Meeting: 2:00 PM**
*Motion to adjourn Annual Meeting to September 17, 2022 10:00 AM. At GA lake pavilion.
Unopposed by remaining attendees.*

2021 GAPOA Annual Meeting Concluded approximately 2:02 PM