

**GAPOA Board of Trustees Meeting
October 22, 2009
Greene County Admin Building**

Ken Weiss called the meeting to order at 7:15 pm. A quorum of members was present:
Mark

Beifuss, Kathy O'Brien, Debbie Baugher, Marc Anderson, and Carol Weiss.

Debbie Baugher read the minutes from the August 17 meeting as well as a board meeting

held via Internet. The board approved the minutes with small corrections (delete reference

made to Google documents posted, and delete Annual Meeting in regard to when the security

cards would be mailed). Carol Weiss noted that the minutes on the website needed to be

corrected.

Kathy O'Brien stated that she believed that online meetings couldn't be held according to

state VPOAA regulations. Several other members thought differently. Ken asked Kathy and

Carol to look into the regulations.

Kathy O'Brien gave the Treasurer's report. The association had \$7,132 in the operating account and \$25,708.66 in the reserve account. The Lake Festival netted \$1749.14.

Discussion followed re whether there was currently enough money budgeted to put a new

roof on the bathhouse and complete fish restocking. Decisions on those items would be made

in the spring. The board approved the report as presented.

Ken Weiss made the environmental report in Eric Bolton's absence. Ken had toured Greene

Acres with Eric and found no new building underway. However he reported that a huge deposit of trash was piled on property at the end of the cul de sac on Lisa Lane and that there

is trash at the end of Meadows Lane that needs to be removed as well. Ken also noted that

the roads seemed to be in pretty good condition.

Tim Allen, a property owner who was attending the meeting and resides at 467 High Ridge

Road, reported that High Ridge had a ditch overflow problem due to a culvert that needed to

be cleaned. Marc Anderson, roads chairman, said that he would meet with Allen on the weekend to resolve the problem.

Discussion followed regarding building permits and whether the fee should be paid before

clearing a lot. Carol Weiss read from the bylaws that a building fee must be paid prior to approval of each new building construction plans. She added that previous boards had

instituted the environmental policy of collecting the fee before the lot was cleared. Marc Anderson made his roads report. He started by thanking Chris Anderson for his donation of a load of gravel to the beach road just before the Lake Festival. Marc also acknowledged Tommy Darnell's help in spreading the gravel. Marc said he had done a cost analysis of the association's gravel purchase and concluded that in the future the association would save money if it could arrange to purchase multiple loads of gravel on one day and store it for future use rather than just purchasing a load as needed. He said that the association should open an account at a local stone supplier. Mark will be forwarding his analysis to the rest of the board.

The Safety and Services report was made by Ken Weiss. He recommended that the roof of the bathhouse be replaced with tin or it would fall in. Chris Anderson, a property owner who was attending the meeting, offered to provide labor for the job at no charge. Ken estimated that materials would cost about \$500. Marc Anderson offered to oversee the job in the spring. Ken also said that the raft would need to be pulled to shore in the spring in order to install new barrels under it.

Re gate security, Debbie Baugher said that a gate still actually needed to be purchased, i.e., that a "slider" was installed but a gate should be mounted on the slider. Mark Beifuss is in charge of managing the software for the gate. The board set a date of Memorial Day 2010 for the gate to be activated. Gate passes will be sent out to property owners in spring of 2010 after they have paid their assessments. Carol Weiss suggested that a sign be made and posted beside the gate to tell property owners who to call in case the gate should not work. Discussion followed as to how much a gate and a sign would cost. Kathy O'Brien said she wanted to be on record as against going over budget to pay for these or any other items intended to simply beautify the common area. Kathy O'Brien also suggested that the board set a policy on security gate card distribution. After discussion, the board agreed on a policy to distribute two cards per joint ownership of one or more lots. Replacement for a lost card will cost \$50.

Ken also said that a culvert had been placed in the ditch at the bottom of the recreation area

to provide another entrance during the festival and asked if the board thought it should be removed. He said large rocks could be placed to block the entrance. Board discussion was in favor of doing something sooner rather than later to block the entrance but no decision was made. Ken also said that he had talked to the state dam inspector's office about the required new inundation plan. Ken plans to put the plan out to bid next year.

Carol Weiss made the legal/insurance report. She suggested that the February meeting be devoted to hearing from the association membership regarding changes that should be made to the governing documents. She will write a newsletter to go out with the assessments announcing that and also include an opinion survey regarding several changes in particular. She cited changes to the building fee as one example of possible changes.

In other business, Ken Weiss reported 9 properties were currently for sale in Greene Acres. He said that the police were monitoring the stop sign at the intersection of Tall Pines and Greene Acres Roads North and South. And he said that the Fire Department was putting Greene Acres back on its request list for a dry hydrant. The hydrant will be paid for with a state grant.

Ken also mentioned that property owner Betty Carlson had contacted him regarding the fact that the county had combined her lot and a half and only sent her one assessment versus the association which still assessed her one full and one half assessment. Carlson felt that she should only pay one Greene Acres assessment versus one and a half. Kathy O'Brien said there were other property owners in similar situations. Since time was getting late, the board tabled discussion of this issue for a later time.

Kathy O'Brien made a motion to pay Ken Weiss back for the money he had put up for the restocking of the lake. The board approved with Weiss abstaining from the vote. Ken Weiss then said he wanted to resign as Chairman of the board and asked the board to nominate someone else. Debbie Baugher nominated Carol Weiss, and the board voted her as Chairman. Ken said he would serve as head of safety and services and see that the bathhouse

was closed down for the winter.

Chris Anderson then approached the board with a request for the board to reduce the building

fee on a property he was building in light of the fact that he was building on the site of a previous house which had burned down and the well and septic were already in. After much

discussion, the board voted to reduce the fee to \$500 only in this instance due to the special

circumstances with the condition that the house would be built on the same place as the previous house and that a new well and septic would not be put in.

Mark Beifuss asked about a recurring finance charge to the special

assessment/investment

partnership account. Kathy O'Brien said that Steve O'Brien, the managing partner of the partnership, would be looking into that.

The meeting was adjourned at 9:50 pm.

Respectfully submitted,

Carol Weiss