

GAPOA BOARD MEETING

May 8, 2010

10:00 Admin Building, Celt Rd, Stanardsville, VA

Carol Weiss called the meeting to order at 10:00am. A quorum of members was present: Lisa Goodwin, Mark

Beifuss, Kathy O'Brien, Debbie Baugher, Marc Anderson, and Carol Weiss, Gina Sullivan, Eric Bolton.

Secretary Lisa Goodwin provided minutes from the previous meeting to board members. No changes were made and were accepted.

Opening Remarks/Rules of Meeting Carol Weiss asked members to sign in and put e-mail addresses. She let

members know they can refer to our web site for updates.

The Treasurer's Report: Kathy O'Brien:

Significant expenditures:

Fishing pier, Weaver, August: \$3,800

Snow removal, December - February: \$6,610

Gate, Weaver, March: \$4,526

Fish restocking, Farley's Arkansas Pondstockers via Ken Weiss, January, from Dam/Lake fund: \$1,406

Road recovery after record-breaking snow last winter, Weaver, pending: \$5,068

Another significant impact will be the transfer of approximately \$6500 from Reserves to cover the Fish restocking

and the Road recovery, both of which are necessary to restore our capital assets after unforeseen losses. The Reserve study is due again this year.

VA law 55-515.1.1 requires that the study be done every five years (our last was in 2005).

55-515.1.2 requires that it be reviewed annually to determine if reserves are sufficient.

55-5141.3 requires that we make adjustments as necessary to maintain Reserves.

Late fees on special assessments and outstanding letters will be going out next week.

Safety and Services: Debbie Baugher

Bath house: No one has been maintaining it by contract. Debbie has been going up to put toilet paper. Ken visited

last night and said the toilets were filthy. We will get a contract to have someone start cleaning asap. A new roof is

needed. Debbie suggested we close the showers in both women's and men's room.

Bids were announced for mowing April to end of October. Roy Shafer's contract was all mowing, plus clean bath

house, plus mow three times a year along roads for \$825.00 per month. John F

Tharlerd 's bid for mowing, bath

house, & roads was 995.00 per month.

Ralph Baugher bid \$450.00 for mowing dam plus roads twice a year for five months.

A motion to accept contracts only from current paid owners motion did not pass.

A motion was passed to award the mowing to Ralph Baugher and put out bids for bath house and trash pick up

again.

Security gate implementation: Mark Beifuss

Cards will be mailed out to owners in good standing that have paid their annual 09/10 assessment and March 2010

special assessment. Some wiring to the gate was not connected and an electrician is still needed to it hook up.

Volunteer Day : Debbie Baugher. May 15, 2010

Work day will start at 9:00 with roof on pavilion. Wesley Baugher to oversee work on roof. Materials needed are

tin and other misc materials cost between \$500.00 to \$1000.00. Volunteers are also needed to pick up trash.

Dry Hydrant Update: Ken Weiss.

GAPOA will be put on the list for next year for a grant to provide a dry hydrant. It will be placed next to boat ramp.

Dam Inundation Plan Update: Ken Weiss said he spoke to Rob Van Leer, state dam inspector. Mr. Van Leer will grant us another year for our topographical study. We will put out bids and the costs could be between \$5,000.- \$10,000. Mr. Weiss will be looking into grants from the state which will put up matching funds for this. He will be getting an application for the grant proposal. Dan Hamrick was recommended by Van Leer and will be putting in a bid for between 5,000-10,000.

Completion of Fish Restocking

A motion was passed to complete restocking of lake with the second batch of fish for \$1,633.00 with money being transferred from the reserve account. Will provide: Bass 1,500 and catfish 3,000.

Roads Report/ 2010-11 Roads Contract Specifications: Marc Anderson

Marc will be accepting bids for the roads. Bids should include what type of equipment the contractor has, snow removal up to 6 inches, clean culverts for water flow, not personal culverts, maintain roads, clear over hanging brush and trees and have his own insurance.

Environmental Committee Update Eric Bolton

We have two new plans under review. The building fee will be paid before building. The site plan should be submitted with building fee.

Protective Covenant Update: Carol Weiss

Carol recorded our Protective Covenants with the court house. They will also be available on-line.

Our disclosure packets: we must provide disclosure packets for the cost of \$35.00 for hard copy. Disclosure

Packets can be e-mailed with the current assessment updates

Revisions to Rules and Regulations : Ken Weiss

Revisions were presented for inclusion into rules and regulations that were already approved by previous boards or already a county or state law as follows:

General

Add:

Greene Acres abides by county and state burning laws: no barrel burning of household trash or garbage,

plastics, rubber, and other toxic materials is allowed. Absolutely no burning of construction materials is

allowed; these materials must be hauled away. Fires from yard cleanup and or/ fire pits must be attended at all

times if they are within 150' of dry brush. Spring burning laws for yard cleanup restrict burning until after 4

p.m from February 1 until April 30.

· *Add:*

Culverts under driveways along roadways must be kept clear of debris and in good repair by owners of the

driveways. This is a property owner responsibility. If the property owner fails to maintain the culvert properly,

necessitating such maintenance by the association, the cost of the maintenance plus a fine will be assessed to the

property owner.

· *Add:*

The only signs allowed in Greene Acres are traffic signs, signs advertising sale, rental, or promotional open

house of a home posted *only* on the sale property, and signs authorized by GAPOA.

Political campaign signs

are prohibited.

Beach and Lake

· *Add:*

Passes for admittance through the security gate to the lake and beach area are re-activated each spring by the board after assessments are paid. Two passes are issued per joint ownership of one or more lots. Replacement cards are \$50 each.

· *Add:*

Jumping or diving from the fishing pier is not allowed.

· *Add:*

The Pavilion may be reserved for special functions by property owners at no cost by calling the Chairman of the

Safety and Services Committee. Reservations are by first come, first served basis.

Those who reserve the

pavilion are responsible for cleaning up the pavilion and surrounding grounds after use and hauling away the

trash from their event.

Construction

· *Insert introductory sentence to this section:* For complete construction requirements and restrictions,

refer to the protective deed covenants.

Information Concerning the Association

· *Revise second and third sentences of final paragraph to read:*

Meeting dates are posted on the GAPOA website (www.gapoa.org) and are usually scheduled for May, August,

November and February. The meetings are open to all members of the association.

After lengthy discussion and input from association members a motion was passed to accept all of the above

recommended revisions and include them into the Rules and Regulations.

Next Carol Weiss led a discussion on the following changes to the Rules and Regulations:

· · *For discussion: should GAPOA allow for the building fee to be paid after clearing of the lot and*

therefore change the current language to clarify this policy?

After discussion, a motion was passed to change the rule accordingly: Site plans must be approved by the Environmental Committee and a DEC permit obtained from the Greene County Dept. of Erosion Control before clearing of lots begins. Site plans must include driveway design and an explanation of how drainage will be appropriately routed and managed at the end of sloping driveways. The building fee must be paid before ground is broken for construction or sewer. Owner must pay \$250.00 of the building fee before clearing of lot(s) with balance at beginning of construction which must commence within 18 months. If owner has not commenced building within the 18 month period, the owner must pay for any additional increase to the building fee since first applying for the building fee.

For discussion, should firepits and camping be allowed at the beach area?

After discussion, motions were made and passed allowing the following:

Firepit Rules:

There is only one designated firepit for use in the recreation area. It must be supervised by a resident 18 years of age or older when used. Fires must be doused before leaving. State burn laws apply to the use of the firepit.

Camping Rules:

- Camping will be permitted by residents upon registering and obtaining a permit from the Chairman of the Safety and Services Committee.
- The registrant must be a property owner and must agree to be responsible for the compliance of the campers to Greene Acres Rules and Regulations, for daily cleanup and leaving the area clean at the termination of the

camping, and for paying any fines which might occur from the violation of Greene Acres Rules and Regulations.

- Names of all campers will be provided by the registrant.
- At least one of the campers must be a resident 18 year or older and must be present at the campsite at all times. Camping will only take place in the area below the bathhouse which is designated for camping.

Camping permits will allow camping for a maximum of 3 continuous nights in one week. There must be a minimum of 4 nights between camping permits issued to the same campers.

- A maximum of 5 tents will be allowed at any single time in the camping area
- For discussion: Should vehicles of any kind be prohibited from operating on the grassy area of the beach/lake area?*

After discussion, a motion was passed accordingly: Motorized vehicles are not allowed to travel on the grassy area of the recreation area and especially not across the dam. The only exception to this rule is for maintenance purposes.

All vehicles must remain in the gravel parking area. (Parking in the grassy area for special occasions may be permitted with permission of the Chairman of the Safety/Services Committee.)

For discussion: Should construction vehicles traveling to construction sites outside of Greene Acres be prohibited from traveling on Greene Acres private roads to their construction sites?

After discussion, a motion was passed to prohibit such travel and put up a sign "No-thru-trucks."

Nominations/Annual Meeting Plans Mark Beifuss

July 10, 2010 at 10:00

Send your nominations to Mark Beifuss. The members' terms that are expiring are

Marc, Mark & Lisa

New Business

Mike Lawhorne made a request for the mail boxes should be moved from his property.

A committee will look into

changing mailboxes to another location.

The meeting was adjourned at 1 pm.