

Greene Acres Property Owners Association
Board of Trustees General Meeting Minutes
Saturday, August 6, 2011 10 a.m.

Board Members Present: Baugher, Weiss, Snyder, Wright, Vail, Lawhorne, Coleman.

Call to Order: Debbie Baugher called the meeting to order and verified a quorum present.

Secretary: Carol Weiss gave new members of the Board an overview of the 3 main GAPOA governing documents: Protective Covenants which regulate how property will be used and maintained; ByLaws which regulate how the association will govern itself; Rules and Regulations which are a combination of both and also additional rules that the Board can add and change. All three documents are equally enforceable.

Board Member Russ Wright asked why the meeting sign had not been posted and Debbie said she had forgotten and that we needed a new one. She asked Russ if he would take on the task of getting a new sign that could display changes of location for the meeting as well as announcing time. Russ indicated he would try to do that.

A property owner asked if agendas for the meetings could be posted in advance so property owners would have some idea of what would be discussed. Debbie said she had only put the agenda together that morning and Carol pointed out that the bylaws only said that agendas should be provided to property owners at the same time as to the board – which they were for that meeting.

Board Member Introductions: Debbie asked each Board Member to introduce him/herself and explain their job.

Debbie said as part of her own job description that she oversaw dam business and that the dam had received a downgrade in its risk assessment since the new inundation report had been submitted. The dam is rated as a significant risk now instead of the previous severe. She said therefore she believed due to that and to the fact that the state was reorganizing its dam oversight regions that GAPOA might see a reduced fee and a 5 year permit.

Brian Snyder said as part of his job overseeing beach safety and services he would take calls from board members regarding noise and other violations at the beach. Board members discussed recent instances where excessively loud music and other violations such as illegal parking had occurred and how they should be addressed. Board members agreed that the Sheriff should be called if the incident is in the middle of the night – and that the Sheriff's people have passes to get in the gate. It was decided that Brian would otherwise be called first, and Debbie second. Debbie Baugher also said she takes such calls from property owners.

Reading of Minutes: C Weiss read the minutes of the June 30 meeting and they were approved.

Treasurer's Report: Debbie Baugher presented the budget for July 1 2011 through June 30 2012 that had been developed by Lisa Goodwin. Lisa had to return to New Jersey unexpectedly before the meeting. The budget was based on maintaining the current assessment at \$140

again for the next year. The board voted to keep the assessment at \$140 and it also voted to approve the budget as presented.

Roads Report: John Coleman reported that Weaver Works still needs to finish paving and he would be contacting them. He said that Wesley Baugher, who has the roads contract, had put down some dust treatment but the process needed to be improved.

Safety Services: Brian Snyder said the person who had the contract to keep the bathhouse clean was not performing satisfactorily and that after several unsuccessful warnings to him, Brian felt he should find another contractor. The Board agreed and urged him to terminate the contract. Brian also displayed his idea for parking passes that the board had decided to use at the June 30 meeting. They will cost only 50 cents each and will be distributed by board members at the beach. Discussion then followed regarding disruption at the beach by non-residents who were parking on the Medieros lake front lot and walking across the dam to enter the beach illegally. Brian and Russ Wright said they would contact Medieros to make him aware of the problem.

Environmental: Russ Wright, Chair of Environmental Committee, was told by Board Members Debbie Baugher and Heather Vail that property owners had complained to them about loose and dangerous pit bulls charging from a rental property owned by Tim Anderson. Baugher added that she had been told that the property was being rented through the Federal Housing Assistance Section 8 program. Russ said he would contact the property owner to ask him to let his renters know that their dogs must be contained on their property in accordance with the Greene County leash law. Russ also said he needed a current property owner list in order to contact owners regarding violations. He planned to contact an owner who had an auto sitting on jacks in his front yard for a long time and let him know he must remove it to an out of sight place on his property.

Mailbox Area: Carol Weiss had agreed with homeowner Danny Bare, on whose property the mailboxes had been moved, that GAPOA would pay to have the property lines on the corresponding corner of his property surveyed and a plat drawn up to identify the exact area for which Bare will grant an easement to GAPOA. Once the plat is drawn up, an agreement between Bare and association will be drawn up as to how that easement will be used and the agreement will be recorded. Once that is done, landscaping will be done around the area according to Bare's approval. The Board will set a meeting time after the survey is done to draw up the agreement with Bare. David Blankebaker will do the survey.

New Business: Brian Snyder suggested adding Paypal or Mastercard to the GAPOA website for people to pay their assessments. The Board thought it sounded like a good idea and Brian will look into it.

Heather Vail said she would organize a Trash Pickup Day in GA sometime after Labor Day.

The meeting was adjourned at 1 p.m.