

GAPOA Board of Trustees Minutes
Saturday Feb. 5, 2011
Greene County Admin Building

The meeting was called to order at 10 am by Chairman Debbie Baugher. A quorum was present consisting of Lisa Goodwin, Treasurer, John Coleman, V.P., Carol Weiss, Secretary, and Kathy O'Brien, Legal chair.

The minutes of the November meeting were not read. Secretary Carol Weiss had been absent and it was not clear who took the minutes at that meeting. Carol had not been able to contact Gina Sullivan to see if she took the minutes.

Lisa Goodwin made the Treasurers Report. She said assessments were slow in coming in. Approximately \$28,000 had been received in general assessments out of \$48,560 due. GAPOA was not able to collect back assessments on three lots that recently were foreclosed on by the county as the lots did not bring a high enough price to pay off the county debts and attorney debts and still have something left over for GAPOA. Debbie Baugher mentioned that the board would be looking at foreclosing on lots that owed considerable back assessments. A property owner (Russell Wright) in attendance advised the board to make sure it was done according to an exact legal process. Kathy O'Brien said she would look into the exact process but also advised that the Va. Property Owners Association Act gave homeowners associations the legal right to foreclose on resident properties who owed back assessments.

Debbie Baugher made the environmental report in Brian Snyder's absence.

1) Brian had spoken to the Director of the local Habitat for Humanity which is building a house on Roberts Lane. The \$1000 fee had not been paid and the Director asked if GAPOA could give them a break on the fee. Brian was in favor of reducing the fee. A decision on that was not made (?)

2) Brian had sent a certified letter to the builder of a house on Pat's Place requesting a copy of the county building permit and the GAPOA fee. The letter was signed for but he wanted to know if we got the \$1000 fee?

3) Bruce Shifflet has begun construction on two cabins on Top Ridge Road. Previous paper work transferred to Brian by Carol Weiss showed that the building fees had been paid.

4) Brian had completed setting up a moderated discussion board on the gapoa.org website but needed several board members to provide emails that comments could be sent to for review in advance of being posted. John, Carol, and Kathy said they would provide them.

John Coleman made the Safety/Services report. He plans to replace the No Diving/Jumping signs that were torn down from the pier. He said Debbie met with the dam engineer this week to begin the process of mapping the dam inundation plan. John had priced materials for completing the roof over the new mailbox area and adding solar lights at \$1200. John is volunteering to complete this project himself along with another volunteer. Several property owners in attendance questioned why the mailboxes had been moved to their new location and expressed dismay at the appearance. Carol Weiss read the minutes of the August meeting in regard to why and how the decision was made. Debbie Baugher said the area will be eventually landscaped to look better. One property owner said that the area between the foundation and the road needed to

be repaired with concrete immediately as it was unsafe. A motion was made by Carol Weiss and seconded by Debbie Baugher to spend up to \$1500 to complete the roof and add more concrete to the foundation. The motion passed.

Debbie Baugher made Bob Mardres' roads report. Some gravel will be hauled in for places in the road that need it. One property owner in attendance asked that Bob look at parts of Tall Pines pavement that is broken up.

Homeowner Betty Carlson was given the opportunity to ask the board for reconsideration of the half assessment charged to her for the half lot she owns that is almost completely usurped by a major drainage culvert that serves to bring water from the north end of Greene Acres into the lake. The half lot is totally unbuildable and unusable. After lengthy board discussion, the board passed a motion that GAPOA pay the ½ assessment on the Carlson property since it was providing drainage for Greene Acres. This will begin in 2012.

Debbie Baugher then asked the board if it would consider forgiving past due assessments on a resident who had suffered extreme hardship over the past few years. Property owners in attendance offered mostly adverse opinions along with some board members. The board asked for a show of hands from property owners who did not favor waiving the past due assessments and the show was nearly unanimous. It was then agreed by owners and the board that neighbors of this person should take the initiative to hold a fundraiser to assist this person.

Debbie Baugher had to leave the meeting at this point and designated John Coleman to lead the meeting going forward. John had a proxy from Debbie to vote for her in her absence.

Property owner Karen Hall then expressed concern about lack of communication to property owners and a desire to help provide more communication on an email basis. Carol Weiss asked her if she would be interested in serving on the board and helping in that capacity since there was a vacant seat that needed to be filled. Karen said she would so a motion was passed unanimously by the board for Karen to complete the term vacated by Ken Weiss. That term will expire in July of 2012.

Property owner Dick Eagan then commented that he believed it would do no good to add a barrier around the dock to prevent jumping and would make the pier unsightly. He believed we simply needed to post more signage. The board agreed that multiple signs should go up as soon as possible and that John Coleman could consider more minimal measures than a complete barrier to prevent diving off the pier. John will present those ideas at the May meeting.

Property owner Russell Wright asked if the board had ever seriously considered paving the roads in Greene Acres and suggested that VDOT's Rustic Roads program might be a way for the board to afford to do that. The board's initial reaction was that prior research had shown that paving was far too expensive but asked Russell to provide the board with information on the Rustic Roads program at the May meeting.

The meeting was adjourned by John Coleman at 12:00 noon.