

Greene Acres Property Owners Association
Board of Trustees Meeting Minutes
Saturday May 7, 2011 10 AM

Board Members Present: Debbie Baugher, Lisa Goodwin, Carol Weiss, Brian Snyder, Bob Mardres, John Coleman, Karen Hall

Call To Order: Chairman Debbie Baugher called the meeting to order and confirmed a quorum. She introduced guest speaker Detective Oakerson of Orange County who was in charge of the search in the lake for a missing teenage girl over the past 4 months.

Lake Search/Guest Speaker: Detective Oakerson read a letter from the Chief of Police of Orange County to explain why they were searching in the lake but he could not provide many details. He said they were determined to help the family of the missing girl find their daughter and asked that Greene Acres residents empathize with the parents. He then answered questions from both the board and property owners who were present. He said the suspected perpetrator was not a Greene Acres resident. He said a search warrant had been obtained for every search. He said that they were searching in every way possible in order to avoid lowering or draining the lake but that they were still convinced her remains were there. He said that if they decided they needed to drain the lake they would get a court order to do so, but that he would hold an emergency meeting for Greene Acres property owners first to answer questions. He couldn't say whether they would just lower the lake level or drain it but that the fish would not be killed. There would be no cost to Greene Acres property owners in regard to draining, but the action would be very costly for the police due to the necessity of having to staff 24/7 security and engineering monitoring.

Debbie Baugher concluded by saying that she was asked by the police from the first search to say as little as possible to anyone in order not to jeopardize the success of the investigation. As a trustee, she felt the right thing to do was to obey that request in order to help the investigators and not draw negative publicity to Greene Acres. She realized that word got out anyway and erroneous rumors had spread and some property owners felt she was withholding information. Eventually she posted a short statement about the search on GAPOA's website but, in actuality, she had very little information to share. She met with a lawyer on behalf of the board to see what rights the association had to prevent the search and what liabilities the board might have to homeowners regarding the search. She was basically told that the association has no power to fight a search warrant or court order but that the board must also not take any actions that would be perceived as being complicit in the investigation.

Secretary's Report: The minutes of the February board meeting were approved. Carol Weiss stated that the 2010 annual report had yet to be filed with the Virginia Common Interest Community Board and that she would see that it was done. She also said that several disclosure documents, as required by law, were missing from the disclosure packets and that she would see that they were created before her term is up in July.

Treasurer's Report: Lisa Goodwin reported that approximately \$3000 in 2010-11 assessments was still not received. Approximately \$22,000 in prior year assessments were outstanding, the largest of these due from Mo Wheeler who owed \$7000. Collections of the Special Assessment to pay off the loan to repair the dam were more on target. The current balance in checking of \$46,083 is projected to carry the association through the end of the year and also make the state mandated contribution to the reserve account for future potential disasters. There is currently \$22,854 in the reserve account. The report was approved by the board.

Committee Reports

Dam: Debbie Baugher reported that the state mandated inundation report had been completed and filed by the engineer. The cost was \$8000. The inundation report maps out the flooding areas and evacuation process in case of disaster.

Roads: Bob Mardres reported that heavy spring rains had been hard on the roads but he thanked both Wesley Baugher and volunteer Tommy Darnell for the good repair work they had done on them. Several property owners commented that they thought the roads were in good shape considering the heavy rains. However, Bob was in the process of obtaining a bid from Weaver Works to do some crown building on some roads, replace a couple of culverts, patch holes in Tall Pines, and bring in and spread more gravel. New board member Karen Hall asked if Bob was bidding this work out, and several board members explained that in past years (when extra road work requiring large equipment was required) that the board had bid and WeaverWorks was consistently the lowest bidder and that their work always exceeded expectations. WW knows Greene Acres Roads very well and knows what has been done in the past and what needs to consistently be addressed. The board was not required to bid and felt that it had established a fair and good business relationship with Weaver Works. Bob reminded everyone that each homeowner is responsible for keeping the culverts at the end of their driveways cleaned out.

Carol Weiss asked if we could put down dust treatment on the roads early in the summer – at least on the main loop around the lake. Bob said that he will price magnesium chloride to do that.

Report on possible road paving: Bob introduced property owner Russell Wright who had researched the possibility of Greene Acres roads getting paved and then dedicated to the state via the state “Rustic Roads” program. Russell’s research determined that Greene Acres must meet many state specs at our own expense to qualify for the program. The specs require 45’ right of ways, 6’ shoulders, 6% grade on hills, guard rails where needed among other requirements. These requirements would be very difficult for Greene Acres to meet. So basically, dedicating the roads to the state is not a feasible option. He suggested that the question could be asked at the annual meeting as to whether property owners actually would like the roads to be paved.

Dam/Safety: John Coleman has ordered new “No Diving” signs to replace the ones that were torn down in the pavilion and on the pier.

Mailbox Shelter: John and Debbie have been working together to solve the problems involved with completing the mailbox shelter that was started last year on the corner of Octonia and Tall Pines. The mailboxes were moved to the easement area designated by the post office, but the post office didn’t realize that a structure with a roof was planned. The county building department has now determined that because this will be a roofed structure, it must be moved further from the side of the road onto property owned by the homeowners on the corner. Before that can be done, the association must obtain a legal easement from the homeowners to do this. The new homeowners are agreeable to this but that has not yet been done. Once that is accomplished, a building permit must be obtained from the county. The board has approved the money for completing the shelter and has volunteers to do the work and landscaping. It’s hoped that the mail shelter can be moved and completed by the annual meeting. Property owner Eric Bolton suggested that plans be incorporated for future mailboxes to be mounted as well. Debbie Baugher said that Top Ridge Road residents had requested mailboxes at the beginning of their road.

4 Wheeler Complaints: Several property owners complained that numerous 4- wheelers are roaring around the roads and asked how it could be stopped since it is against Greene Acres Rules and

Regulations to operate those vehicles on GA roads. After discussion the board asked John Coleman to order several signs saying No 4-Wheelers or ATVs Allowed on the Roads.

Loose and barking dog complaints: Several property owners complained about loose dogs charging and even biting them on their daily walks or runs in the neighborhood. It's a county and GA regulation for dogs to be on a leash when off their owner's property. Debbie Baugher said that the Greene County Animal Control officer said he can issue a warrant to the owner of a dog running loose or being aggressive, but he has to see it himself. However, if homeowners see a dog running loose or come across an aggressive dog, they can go to the Sheriff's office and obtain a warrant on the dog owner. You have to go before the Magistrate and then he will issue the summons for the owner to appear in court. Whoever gets the warrant has to appear also. When in court, even if the owner is found not guilty, they must pay court costs which are somewhere around \$71.00. Another property owner asked what could be done about dogs that bark incessantly. A board member reported that the county had passed an "incessant barking ordinance" making it illegal to allow a dog to bark continuously for more than 30 minutes. Another board member recommended buying "Bark Off" for \$10 which emits a high tone toward dogs that are barking and makes them stop.

Environmental Report: Brian Snyder reported that he had issued 1 new building permit and was addressing one disabled vehicle abandoned in the neighborhood. He said that he had done some sensor adjustments to the gate to make it work better. He had also set up a discussion board on the GAPOA web site, but more people needed to register and use it.

Trash can removal: A property owner asked what could be done to get people to remove their trash cans from the end of their driveways after trash pickup day in order for the neighborhood to look better. After discussion about what other neighborhoods do regarding this, the board made and passed a motion to add a new regulation to address the situation. The new regulation states that:

Property Owners must not put trash out for pick up at the end of their driveways more than 24 hours in advance of pickup. Trash receptacles must be removed from the end of the driveway to a site closer to the house by the end of trash pickup day.

The Annual Meeting will be held on Saturday July 9 at 10 am at the pavilion. The customary potluck lunch will be held afterward and the association will provide fried chicken and drinks. 4 positions on the board will need to be filled: 3 positions will be elected to 3 year terms by the association members. The remaining position has one year of the original term to be completed and that position will be appointed by the board after the election. Karen Hall is Chairman of the nominating committee. Property Owner Russell Wright offered his name to be put on the ballot. Carol Weiss will work with Karen to write the annual meeting announcement/newsletter/ballot and get it postmarked by June 14.

Future Events: A property owner asked if the association would be holding another Lake Festival or Flea Market. Discussion ensued about holding a flea market to raise money for a hardship fund to help needy people in the neighborhood. The board encouraged property owners to organize events and the board would support them. Debbie Baugher also discussed the idea of having an end of the school year event at the pavilion.

The meeting was adjourned at 12 noon.