

Greene Acres Property Owners Association  
Annual Meeting July 9, 2011, Lake Pavillion  
Minutes

Call to Order was made by Chairman, Debbie Baugher. Other board members present were John Coleman, Lisa Goodwin, Carol Weiss, Brian Snyder, and Bob Mardres. A total of 26 property owners were in attendance. Debbie opened the meeting by introducing all of the board members.

Minutes of the 2010 Annual Meeting were read by Secretary Carol Weiss. The property owners approved the minutes as read.

Treasurers Report: Lisa Goodwin was then surprised with a birthday cake before making the Treasurer's Report and everyone sang Happy Birthday to her. She went on to present the annual financial report and addressed questions from property owners for almost 30 minutes. There was discussion about expense trends from the growing Greene Acres population and how to best budget for that. Lisa pointed out that growth had actually been very slow since 2008 and other board members said the main expense is for road upkeep. Others questions regarded how delinquents were being addressed and goals for the reserve account. Lisa said her goal is to put \$11,000 in reserve each year but that with so few building fees to fund reserves, that was a hard goal to meet.

Roads Report: Bob Mardres said that Weaver Works had accomplished considerable work on the roads but still had more gravel to bring in, another culvert to replace, and paving to do on Tall Pines Rd. He and Debbie expected the total bill from Weaver to be about \$12,000. Only one bid had been received for regular road maintenance and that was from Wesley Baugher who won the bid at \$450 per month. Bob had not been able to get estimates for magnesium chloride dust control. Debbie Baugher said that she or Bob would contact Southern States.

Property owner Cory Quinn suggested that road signs need to be made consistent in the development as some are fading, and others vary in the speed limit which is 25 mph. He also asked about why the speed bumps were removed and board members said that they didn't work and also prevented grading work.

Safety and Services: John Coleman recognized volunteers who painted the pavilion and bath house. GAPOA paid for the paint. Carol Weiss gave an update on the status of the mailbox area. She said the new owner of the property to which the mailboxes were moved wanted to have the property surveyed and then grant a permanent easement to GAPOA. Carol said she was working with the owner to get the property surveyed and the easement drawn up and recorded. Once that was accomplished, it would be landscaped.

Environmental: Brian Snyder reported that no new building permits had been requested that spring. Brian also maintains the website and said he had set up a discussion board on the website to get input from property owners but that very few people had used it.

New Business

Rules and Regulations: Debbie Baugher presented a request asking for the Friday and Saturday beach hour closing to be extended to 11 pm. After property owner input it was decided that the beach could

stay open until 11 pm on Friday and Saturday nights, but that the existing noise restriction of 10 pm would still apply. The board passed a motion changing the rules and regulations to reflect that change.

Internet Access: Debbie suggested that the association consider bringing Internet access to the pavilion and providing wireless service to owners at the beach who might want to bring their laptops and work. She and Brian Snyder also pointed out that a webcam could be mounted there in order for owners to see who was at the beach remotely from their homes and it could also be used for security purposes. The board deferred a decision on that until after they had reviewed the new budget and obtained a firm estimate.

Debbie concluded the meeting by thanking Billy Fitzgerald and Tommy Darnell and others who put on a fireworks show from their dock on the 4<sup>th</sup> of July. The fireworks were not paid for by the association, nor sanctioned by GAPOA, but everyone enjoyed them. Debbie also thanked all other volunteers who made improvements to the recreational area over the past spring such as bring lights to the horseshoe area and painting of the buildings.

Elections results: The three candidates on the ballot were all elected with Mike Lawhorne getting 28 votes, Brian Snyder getting 48 votes, Russell Wright getting 41 votes. Write-in candidates Heather Vail got 13 votes, and Carol Weiss got 6 votes.

The meeting was adjourned at 11:45.

#### New Board Meeting to Elect Officers

Following the Annual Meeting, the new 2011-2012 Board of Trustees met briefly to appoint two uncompleted terms on the board and to elect officers as follow:

Chairman: Debbie Baugher; Vice Chairman and Roads Committee, John Coleman; Secretary, Carol Weiss(appointed to remaining 1 year term); Treasurer, Lisa Goodwin; Assistant Sec/Treas., Heather Vail (appointed to remaining 1 yr. term); Environmental committee, Russell Wright; Safety and Services, Brian Snyder; Legal and Insurance, Mike Lawhorne; Nominating, Bob Mardres.