

GREENE ACRES PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
March 10, 2012
Greene County Admin Building 10:00 am

Board Members Present: Goodwin, Vail, Lawhorne, Baugher, Coleman, Snyder, Wright and Mardres
(proxy to vote delivered for Weiss)

- Debbie Baugher called the meeting to order and asked for reading of minutes.
- Heather Vail read minutes of August meeting typed by Carol Weiss. Motion to approve minutes made and passed.
- Lisa Goodwin read treasury report. Asked where Internet cost should be included on spreadsheet. Answer was put under electric . \$70 a month for internet now was mentioned. Lisa asked if we need a bath house contractor . Brian Snyder said yes and that Schaffer did it last year but that a new person was needed. Lisa mentioned: late notices would be mailed out. (3 to 6 people who rent are late and 13 who own 2 or more lots are late.) Lisa said as of 2011 no liens, certified letters or warnings have been sent out yet. Lisa listed properties where money is coming in and had spreadsheet of people late.
- Debbie read dam report. Mentioned 6 year certification may be costly (amount?) and we can apply for the grant. Lisa mentioned dam management training for next March 2013 and gave a brochure to John Coleman.
- Roads: Coleman said roads were not that bad. Said 2 trucks/ 2 loads under \$700 worth were delivered to the Highview area and lake entrance. Coleman has not contacted Weaver works yet to discuss more gravel. Coleman made 3 signs to put up in spring to alert people : NO moped, 4 wheels allowed on property roads. No parking signs and speed bumps signs will be looked into as well.
- Safety Services: Snyder said he did maintenance on gate. About \$220. worth and ordered new wheels. He took apart gate motor, cleaned it and replaced it. Brian said he can have gate activated by April 1st, 2012. Bathrooms open by May 1, st trash handled at beach starting April 1st.
- Audience asked about horseshoe pit lights being left on? Not on motion detector so, public needs to remember to turn all lights off at beach . 10p Weekdays is beach curfew and 11pm on weekends! Brian said he would repost webcam light.
- Bids for work (all work?) & nominations for the board will go to Mardres . Postings will be on Facebook and where else??? Mike Lawhorn asked if we could do annual bids with the option to terminate the job not done to our expectations. We agreed great idea and he will email Debbie and Brian his contact he uses for a sample for us. Danny Bare asked how often mailbox area would be mowed and how mowers are paid. The area is mowed at least every 2 weeks or more if needed. Bare seemed fine with the answer.
 - Environment: Russell Wright mentioned pit bull problems at Anderson rental property. Pit bulls are loose and now pregnant. Also, Lisa pointed out the Andersons still have not paid

dues. Wright mentioned a new deck going up on Lisa lane. Debbie said there should be new fees for addition. Russell clarified building rules to Bare. Russell requested we have a meeting to clarify our rules and regulations as well as update them and define and board agreed. Wright and Coleman addressed noise of off road vehicles and addressed the people right away of our rules and asked them to put them away. Heather read off unsightly property rule and asked what steps can be taken was told by board that they can send a letter to offenders.

- The audience requested campers by Baughers house be looked into and removed. Audience also requested campers on Vanns lake lot be removed. We agreed to look into our rules and regulations to see about getting the request done.
- Debbie mentioned a grant for a dry hydrant for our lake area & the application needs to be filled out by MARCH 31st with the forestry. Lawhorn said he will get with Steve Catalina to get application and filed out by March 31ST 2012 DEADLINE .
- Meeting with Danny Baer re mailbox issue was deferred to take place after meeting.
- Legal: Brian mentioned ordering hang tags laminated for guests only when owners reserve the lake. Brian and Debbie mentioned having a towing company have access to the beach to tow all vehicles that are not authorized to be there or unlawfully parked along the road. Board agreed. Once a sign regarding towing is posted. Brian will request towing added to our rules and regulations. Debbie asked if any more questions:
 1. Audience Question was asked about any updates on girl in lake? Debbies response.. No. I guess no strong lead and nothing more was said
 2. Audience Questions asked about unsightly camper at Vanns lake lot -it should be removed as its parts flap in the wind. (Per my notes above we will see how that can be done.)
 3. Heather asked who the contact was to keep dam cleared. Debbie responded John and Wesley.
 4. Lisa asked who's board positions were up for nominations this year. Debbie said her position, Weiss's and Vails. That again all bids and nominations go to Mardres.
- Debbie asked if anymore questions and none. Board adjourned regular meeting to meet with Bare.

DANNY BARE MAILBOX MEETING WITH POA:

1. Debbie mentioned meeting with Pete Griffith(he did our easement) and must be signed by 3/31.
2. Debbie mentioned she would contact Billy to help Heather with mailboxes. Color choice dark green agreed on.
3. Easement is lot 27-a-1-11.
4. Motion made to waive 2011-2012 special assessment/ future special assessments on Bare lot as long as mailboxes are there.

5. Board and Bare agreed to no signage allowed on easement except for GAPOA business and will put in rules and regulations. Motion made to agree that all mowing and trash pick up will be handles by GAPOA within easement area between Octonia and Tall Pines to maintain easement as long as mailboxes are there. Will maintain full mowing and weed eating not to exceed 2 weeks span. Motion passed.
6. Board and Bare agreed Landscaping improvement and changes to be agreed on with Bare. Greenery to be slow growing not exceed 6ft.so as not to obstruct view or view of mailboxes. Lawhorne can give recommendations. A 10 day notice will be given for Bare to respond on opinion of new mailboxes added if ever any needed. Mike suggested a wall of shrubs and Bare agreed: " great." Motion made by board to approve these points and passed.
7. Insurance on easement to be maintained byGAPOA. Heather has insurance packet. Need to give to Brian or Debbie. Motion made and passed to cover liability insurance on easement.
8. Parking at mailboxes: pipe line/ culvert for water to be installed from Bare driveway to mailboxes requested by Bare. John Coleman will contact state to inspect drainage and give recommendations before calling WeaverWorks and making a decision. Bare would like to be present.
9. Baer mentioned no intention to sell property. But if he did and the easement was a problem then he wants "an out" from contact. He read his dads letter (from Harold L. Bare).