

**Greene Acres Property Owners Association
Board of Trustees Meeting
May 23, 2012 Lake Pavilion
Minutes**

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

The meeting was called to order at 6 pm by Chairman Debbie Baugher and a proxy was verified.

Minutes:

Carol Weiss read the minutes of the March meeting and they were corrected and approved.

Treasurer's Report:

Debbie Baugher passed out the Treasurer's report. Income to date exceeded budget outlook by \$2800 due to diligent collections work of past receivables by assistant sec/treas Heather Vail. Disbursements were \$18,000 over budget due to a large amount of revenue transferred into the reserve fund. Although the report showed that \$14,537 had already been spent in the category of road maintenance contracted to Weaver Works, John Coleman explained that all but \$700 of that amount was billing for work done by Weaver Works in June of 2011 but not paid until the new budget period took effect in July of 2011. Heather Vail read off the names of property owners who were delinquent in paying their assessments. Carol Weiss said that liens would be filed against delinquent owners and that their names will be reported to the 3 leading credit agencies.

Mailbox Easement:

Debbie Baugher reported that the agreement with Danny Bare for conveyance of the easement for the mailboxes was finalized and awaiting his father's signature.

Carp Stocking

Debbie Baugher reported that 120 10" carp had been delivered to the lake that day to eat up the grasses in the lake and prevent future growth. A motion was made and passed to reimburse lake chairman Ken Weiss for the \$1034 he had put up to get the job done.

Roads

John Coleman reported that Weaver works had been hired to install necessary culvert pipe at the mailbox area, backfill, grade and seed the area and then pave the apron. He said that final paving would occur in the near future. The cost of that was \$5100. Coleman said he had other estimates for grading and stone on Stephanie Street, High View, Pete's Place, near Turtle Lane, Top Ridge, and the Main road around the lake. However, since the road budget is now expended, decisions on the extra bids will have to be delayed until the board's next meeting and a vote to transfer money from reserves. John Coleman said that the regular road maintenance contract had been awarded to Wesley Baugher for \$450 a month.

Many, many owners spoke up, voicing unhappiness with the conditions of the roads and requesting that much more gravel be put down on all the roads, with Top Ridge frequently pointed out as needing the most work. Some owners said that they didn't think that the budget was being managed efficiently to provide adequate money for gravel. Board members pointed out that the general assessment had been held to the same amount for 4 years since the special assessment was levied to pay for the dam and that

increases in gravel purchases would demand that the assessments be raised. Carol Weiss said that she would send out a survey with the ballots to see how many people favored an increase in assessments to pay for substantial gravel delivery.

It was agreed by all that Top Ridge needed to be crowned before putting down gravel. It was also pointed out by many people that speeding on the roads throws the gravel off the road. If everyone drove 25 mph, the gravel would stay on the roads.

Carol Weiss suggested that John Coleman get one or two bids from Weaver Works for substantial improvement of Top Ridge, and also for substantial amounts of gravel on the lower roads. These bids could be presented and discussed at the annual meeting along with the proposed cost to owners in the form of a one-year special assessment to pay for the work.

Safety and Services

Brian Snyder reported that the mowing contract had been awarded to Ralph Baugher for \$500 per month, the trash removal contract to Robert Varone for \$100 a month, and bathhouse cleaning to Wendy Rogers for \$200 a month.

Brian then reported on the malicious, consistent vandalism occurring to the security gate resulting in hundreds of dollars being spent on hardware for repairs as well as many, many hours of his volunteer time to fix the gate. He referred to a letter written by Owner Cory Quinn to the board regarding concerns about the drunkenness and other bad behavior at the beach, particularly around the horseshoe pit that made the beach area unwelcoming to families in the evening.

Brian said that unless volunteers would come forward to help maintain the peace at the common rec area, that he did not see the point of fixing the gate. He said that he had ordered car stickers for owners to place in the cars as in the past, as well as guest passes (in the form of hanging passes for mirrors) for owners to provide their guests. Guest passes will be obtained from Brian or other board members.

Following Brian's report, a big discussion among the property owners ensued as to how to best maintain an atmosphere of civility and quiet at the beach, especially on weekend nights. Board members pointed out that GAPOA rules and regulations had always stipulated that music and loud noise were not allowed in Greene Acres after 10 p.m. They said that a new rules sign was going to be made for the lake and that this noise rule would be very clear. The option for closing the beach to everyone at 10 pm everynight and/or prohibiting alcohol on the beach was discussed. Finally, a group of men volunteered to help Brian monitor the beach at night to enforce the peace and the quiet rule. Those volunteers are: Billy Fitzgerald, Marco Handy, Freddy Rogers, Fred Allen, Tommy Darnell, and John Ferrito.

Filing No Trespass

An owner asked the question to the board about who can apply a court-ordered "no trespass" and on who, and how a tress pass can be released. Debbie Baugher replied that as Chairman she was empowered to take legal recourse if necessary to ensure the safety of the beach when she or any board member witnessed behavior that was threatening to others in the common area. Roy Shafer took great issue with the recent no trespassing measures imposed on his sons Cricket and Bumper. After much shouting, it was agreed that Cricket's no trespassing would be released but that Bumper would have to write a letter to the board asking for a hearing with the board to have his no trespass released.

Thereupon, the owners and the board discussed a general policy for the release of a no trespass. It was generally agreed that the person with the no trespass must write a letter to the board asking for a hearing to have the order withdrawn. If the majority of the board refused to withdraw the order, the person would have to wait another year before appealing to the board again.

Renter issues

Debbie Baugher said that collection letters needed to be sent to two owners who are renting their property and not paying either their assessments or their rental fee.

4th of July

Owner Billy Fitzgerald announced that he had reserved the pavilion for the 7th of July to hold his annual 4th of July party and that he would be putting off fireworks from his raft on the lake that evening. He said that all owners were invited and that they should bring a side dish if they come. He said all of his guests would park in Eddie Medeiros property so that the parking area at the beach could be used by other owners. It was not clear who would take responsibility for ensuring that non-invited people did not come through the security gate.

Annual Meeting and Election

The annual meeting was set for Saturday July 14 at 10 am and the board will provide drinks and chicken as always; owners will bring side dishes. Anyone wishing to run for the board should send their names and a few lines about themselves to Carol Weiss.