

**Greene Acres Property Owners Association
Annual Meeting
July 14, 2012 Lake Pavilion
Minutes**

Board Members Present: John Coleman, Vice Chair & Roads; Carol Weiss; Secretary; Lisa Goodwin, Treasurer; Heather Vail, Asst. Sec./Treas.; Russell Wright, Environmental; Mike Lawhorne, Legal.

The Annual Meeting was called to order at 10:10 by John Coleman. He welcomed the approximately 50-60 members in attendance and said that comments would be made one at a time according to Roberts Rules of Orders.

Carol Weiss read the minutes of the Annual Meeting 2011 and they were approved by the membership.

Treasurers Report: Lisa Goodwin spent 45 minutes reviewing the annual report and answering questions from members. The expenditure amount for outside contracting to roads was amended to approximately \$20,000 due to an invoice just paid for \$5100 for paving near the mailboxes. Delinquencies were calculated at \$21,000 on the receivables balance sheet instead of \$32000 since the difference was in bankruptcy and Lisa said realistically GAPOA would not be able to collect that difference. Carol Weiss explained the importance of filing liens each year to ensure that the cumulative amount owed would be eventually paid if the house were sold. A property owner suggested that GAPOA's insurance company be contacted to see if dam failure was covered under our insurance plan. Carol Weiss said she would look into it. A motion to accept the Treasurer's report was passed by the membership.

Rus Wright made the report on Safety and Services Committee.

- He said the web camera mounted on the bathhouse was not working after being blocked out. It is currently not available to be accessed from the GAPOA website either. A question was asked if the camera could record and former board member Brian Snyder said it did not – that its purpose was merely to be able for anyone to see what kind of activity was going on at the lake.
- Carol Weiss asked if the regular state dam inspection was required this year since she had received a 6-year operation permit from the state. Former board member Debbie Baugher said she did not think so. Weiss asked if the annual testing of the release valve had been done by the board and no one seemed to know.
- Questions and comments from the membership were made regarding how the rules and regulations were being enforced at the beach. There were differences of opinion between board members about how the situation should be approached. Everyone agreed that people who were in violation of the rules at the beach in regard to disorderly, drunken, and disrespectful behavior should be removed from the beach if possible – either by the friends that they were supposedly guests of, or by the offended property owner taking the responsibility of calling the sheriff to have the person removed. Carol Weiss read from the bylaws to explain the process for banning the owners from the premises: the board must notify offending member in writing to let them know they will be banned from the premises. The offender can ask for a hearing within 10 days, which the board is obliged to give the person. Thereafter, If not satisfied the board can vote to file a No Trespass on the person. In the case of non-owners, the board can simply meet to vote on filing a no trespass.

Rus Wright made the environmental report and said that 2 new houses were going up on Top Ridge.

- Carol Weiss asked if he had notified the owner of the property across the lake about the obvious violation of a new structure going up too close to the lake and if a building fee had been collected. Wright said he had made calls but not yet gotten anywhere with that. .
- A property owner asked about the kind of fish that had been stocked that spring since she was getting bit by the fish. Carol Weiss, whose husband Ken had done the stocking, was not available to answer so Carol explained that the stocking had been done according the state recommended formula to balance the ecology. She added that the carp that were added that spring were an amount prescribed to keep the grasses at their current low level and that she and her husband Ken were very pleased with the low level of the grasses at the current time.

Mike Lawhorne made the Legal and Insurance Report. He said that the price of GAPOA's insurance policy had gone up by almost \$500 and that it provided the association with \$1,000,000 in liability coverage in addition to replacement of common area buildings, and \$1,000,000 to provide legal costs in the event the association was sued.

- Mike asked about the status of the easement contract with the property owner where the mailboxes are located and was told by John Coleman that the property owner wanted a few more word changes on the document. An owner asked about the possibility of lighting at the mailbox area and was told that solar lights were part of the landscaping plan.
- Carol Weiss said that she had received a request from the state Common Interest Community Board, which GAPOA is required to register with, to provide a written process to CICB for resolving association complaints from members and citizens. She said the information must be provided by September 28 and would welcome volunteers to participate in developing that process.

John Coleman reported on Roads. He provided estimates for work to be done on Top Ridge and for paving the roads in Greene Acres. The Top Ridge estimates were vastly different in bids for the same work although the gravel prices were identical. Mike Lawhorne felt that more research needed to be done before going with the lower bid. The paving estimate was for 3" of asphalt over 2" gravel and the estimate was \$896,000. Several board and or property owners asked about tar and chip paving estimates, which are known to be much less expensive and Coleman said that he had been told that tar and chip would have to be repaired every 2 – 3 years.

Survey Carol Weiss reported on the results of the survey that had gone out to property owners with the ballot mailing. She had 34 responses returned in time for the July 6 deadline which was 13% of owners. The results revealed that approximately half of property owners lived in Greene Acres year round and of those who lived here year round, the majority were working people without children. The majority of responders were satisfied with maintenance of the recreation area. The majority of critical complaints had to do with the need for better enforcement to keep out non-owners whose behavior was offensive. She said another 10 surveys had been dropped off that day and that she would add them into the results later and provide to the board as the survey provided the board with good information.

Heather Vail read the results of the board election: Fred Allen 64 votes; Debbie Baugher 35 votes; Billy Fitzgerald, 58 votes; Debbie Sheetz 63 votes. The three winners were congratulated.

Ken Weiss made a proposal to name the lake since he had discovered that it had actually never been named and was still identified on maps as Greene Development Lake. He suggested it be named

“Pleasant Lake” in order to encourage people to be more pleasant to each other at the beach. His proposal was roundly contested in favor of Greene Acres Lake. A motion was made to name the lake Greene Acres Lake and the motion passed unanimously except for Ken. Everyone got a good laugh.

The meeting was adjourned for lunch.