

Minutes of the July 26, 2013 GAPOA Board Meeting

1. The meeting began at 6:00 p.m. A few residents and all Board members were present at the meeting. Board members were Debbie Baugher, Fred Turck, Debbie Turck, Marco Handy, Lisa Goodwin, Debbie Sheetz, Russ Wright, Brian Snyder, and Angela McClennan. The meeting was held at the lake pavilion.
2. The June 6 meeting **minutes** were read by Debbie S. and unanimously approved. Marco motioned to accept the minutes and Lisa seconded. Thanks to Russ for drafting the minutes in Debbie's absence.
3. Lisa did not provide a **Treasurer's report** as one was provided the week before at the Annual Meeting. She will lead a discussion of the 2013-2014 budget and a re-evaluation of GAPOA assets later in the meeting.
4. Fred had nothing to report for **Environmental**.
5. Marco provided the **Safety and Services** update. He stated that he will work on the bath house roof repair issue. Angela verified that there is no insurance coverage for the pavilion bug issues.
6. Brian provided the **roads update**. He stated that due to leadership transitions, major road work was not done last year. Roads expenditures were \$6,000 plus \$2,000, leaving \$11,000. Brian stated that roads work needs \$24,000 from this year's budget and he does not want assessments raised to cover this. Lisa stated that the budget has \$21,000 as the current balance available for roads.
7. There was no old business to discuss at this meeting.
8. Carol Weiss gave a presentation on landscaping around the mailboxes, beginning with some history regarding the movement of the mailboxes to their current location. When the mailboxes were to be moved, the property they were being moved to at the entrance to the development was under foreclosure. The property was sold to Danny Bare. The Board agreed to survey and landscape the area with Danny's approval and got an easement. Danny asked for no plantings higher than 6' around the mailboxes so the view over and through would not be blocked. GAPOA was to be responsible for maintenance. The full proposal; including types of plants and materials, pricing, labor, lighting, and drainage issues was reviewed and discussed. The labor and materials estimate was \$1,365 without a French drain and with a donation by Carol of some plants around the entrance sign. One resident commented that the proposal was a great idea, but, there was concern about possible damage to new plantings by kids when they are waiting for the school bus in the vicinity. The Board commented that they would discuss the plan with the Property Manager and look further at the budget in consideration of the plan. All appreciated the skill and hard work that went into the plan and the artistic rendition of the plan.

Debbie B. proposed that GAPOA hold a movie night for kids before school starts as a way to help Greene Acres kids feel more of a sense of home in Greene Acres.
9. Lisa presented the 2013-2014 budget. Two scenarios were presented, one with assessments remaining at \$154 and the other with them being raised to \$169. She stated that a re-evaluation of assets for annual and state reports is due in late August or September.

Debbie B. asked about the \$3,000 for insurance. The premium is \$2,962. This provides \$25,000 for the pavilion, \$8,000 for the bath house, \$5,000 in med pay per incident, \$1M in liability, and a \$500 deduction. Angela noted that the GAPOA insurer is willing to make a presentation to us on what additional coverage we can get if needed. We could invite him to the November meeting. In some circumstances, no amount of insurance is enough. It was noted that Billy's floating raft currently appears to be in compliance. The transfer of ownership from Billy to GAPOA was discussed, including removing the tower so it is just a swim platform. One resident noted that the biggest danger is people jumping off the pier. Debbie B. noted that GAPOA must have the pier for the dam. GAPOA has a no diving sign and used to have a very nice one that Carol made but someone took it down and tore off the gate that used to be there. Russ suggested making a rule to prohibit other homeowners from making large swim platforms.

Lisa asked for other budget needs. Fred asked if there should be a line item under each committee. Brian reported on the road needs discussed in the roads report above. Debbie B. suggested that Lisa do a monthly cash flow and email it to the Board. GAPOA is required to maintain the \$82,672 currently in the reserve account. Every 5 years GAPOA must come up with an amount to be maintained.

Lisa noted that the assessment amount will eventually need to be raised and that GAPOA has the lowest assessment in the area. If the assessment is raised to \$169 GAPOA will have \$308 more next year. Fred noted that the Board is obligated to get outstanding balances. We should try to collect these for one year and then raise the assessment if we are unable to collect. Resident Mr. Morris asked how many people owe assessments and how many owe on the special assessment. This information was covered in the last meeting and is available in the Annual Board Meeting Financial Report.

The \$2,000 allocated to the bath house will cover current needs. If the gate breaks it will cost \$4,000 to replace. It was asked if insurance covers that cost. Wesley commented that a new bath house roof will cost \$1,400 and \$600, with expenses for the whole beach area at \$2,500.

The dam inspection is \$800-\$1,200. The requirements have changed to every 3 years, with 2014 as the next year one should be needed. Therefore, line item 3, Prior Yrs changes from \$3,000 to \$10,000.

Regarding the work around the mailboxes, Wesley suggested a block perimeter. Marco thought we might be able to get help from the 4HClub or our resident master gardener Tonya Kleinheist and her spouse. Shrubs, mulch, and blocks that are somewhat decorative are needed. It was suggested that Phase I of the project would be landscaping the two sides facing the house with mulch and plants. Phase II would be the crepe myrtle and other shrubs around the sign and Phase III the retaining rocks. A motion was made to approve \$750 for Phase I of beautifying the mailbox area as a start to the plan presented earlier in the meeting. Lisa seconded this motion and all approved. Debbie B. noted that someone is needed to head up the beautification committee. Angela and Fred volunteered. Wesley said he would get some blocks. Debbie B. will give Danny a courtesy call. There should be stakes about 3' off the slab on the sides facing Danny's house. A discussion of area lighting ensued. It will cost \$6 per month for lighting. Debbie B. will call Rappahannock to see if they will put up lighting for free. Another \$220 should be added for security lighting. It was noted that more light than proposed would increase safety and a type of light less likely to break would be good.

For the re-evaluation of GAPOA assets, road replacement costs were discussed. An estimate of \$219,000 to replace the circle around the lake with tar and chip was provided. A cost of \$250,000 to replace the dirt roads every 25 years was provided along with an estimate for \$100,000 to replace the paved roads every 10 years. An estimate for the dam replacement was given as

\$200,000. Angela will ask Chuck about insuring the dam and Russ will check on the replacement cost. A replacement estimate of \$15,000 for the bath house and \$25,000 for the pavilion every 25 years was given. Beach parking area/spillway was estimated at \$18,000 and the pier \$15,000 every 20 years. The gate was estimated at \$4,000 every 4 years.

Russ made a motion to approve the proposed budget and not raise assessments. Marco seconded and the motion was unanimously passed.

10. Miscellaneous comments included that there should be no reserving of the pavilion on holidays and their surrounding weekends. There should be no more than 25 vehicles at a special event and residents must obtain special event parking passes. A charge of \$25 should be made for every card not returned. Parking in the grassy area by the gravel parking would be allowed for events. At least two tables must be left for use by other residents during events. There should be no parking other than in the main lot. Slot limit signs ???

In a discussion of liens, it was asked if a person has more than one lot, is a lien filed on each one. Angela reported that she had filed liens on Tuesday, lot B6 has a certificate, there is no termite coverage for the pavilion, and a letter can be sent to a person's workplace or a person can be asked for on the phone but you can not say what it is about. Debbie T. noted that Code 8.01 states that if a lien can not be served, it can be published in the newspaper for 4 consecutive weeks.

Debbie B. noted that divers were expected at Greene Acres Lake on Tuesday, June 30. The Board approves this visit and search.

The Board meetings for the coming year were scheduled for 10 a.m. on the following dates:
November 9 - at the Administration Building (Debbie B. will reserve the Admin Bldg space)
March 8 – Administration Building
May 3 – Administration Building
July 19 – at the lake

Beach parking stickers are to be mailed out by May. At the March meeting there will be a list of unpaid assessments available for use in determining who should not receive a sticker.

Debbie T. discussed criteria for use of the Hardship Fund. Two items from the criteria list must be supplied. She noted she had received a \$5,000 estimate for one audit, had a call out for another estimate, and contacted Al Peschke who may be willing to do it for free. Fred made a motion and Debbie T. seconded it that an audit be done to cover the period July 1, 2006 to June 30, 2013 prior to January 1, 2014, by Al Peschke and to cover his expenses. This was unanimously approved. Debbie T. also provided a list of documents to be required for a GAPOA audit.

Fred made a motion and Russ seconded it that GAPOA look into the cost of adding a storage unit at the end of the bath house. The motion passed unanimously.

Russ made a motion and Debbie B. seconded it that only homeowners with beachfront be allowed to build swim rafts, that no can build a swim raft on the lake prior to the November 9 meeting, and that Russ will send out verbiage for the Board's consideration on recommended specifications for swim rafts. This motion was approved unanimously.

11. The meeting was adjourned at 9:20 p.m.