

Greene Acres Property Owner's Association

Board Meeting Minutes

September 26, 2013

6:30 P.M. – GAPOA Pavilion

Board Members Present: Debbie Baugher (Chairperson), Brian Snyder, Russell Wright, Angela McClennan, Marco Handy, Debbie Turck (Asst. Treas./Secretary).

Absent: Fred Turck (Vice-Chairman), Lisa Goodwin (Treasurer), Debbie Sheetz (Secretary).

On September 26, 2013 at 6:30, Chairperson Debbie Baugher called the GAPOA Board meeting to order. Debbie B. called for a confirmation of a quorum which was verified. Debbie B. stated that there were no meeting minutes from the July or August meeting to be read as they had not been completed. Per her notes from the meeting, Debbie B. informed those present that the next scheduled meetings of the Board would be November 9, 2013, March 8, 2014, May 3, 2014, and July 19, 2014 which would be the Annual Meeting also. There may be other called meetings but these were the current scheduled dates. Other notes from the July and August meetings included the mailbox beautification project for which the Board had approved to spend \$750 on the planting of shrubs, mulching, and improvements on the entrance sign. At the August meeting, Lisa Goodwin, Treasurer, had reported that a replacement cost report was to be prepared and submitted. Also discussed was if a person owned multiple lots in which there were liens on all and one lot's past due amounts had been satisfied, then would all liens be lifted or still maintained until all parcels were current with payments. There was also discussion at this prior meeting concerning the maintenance of all GAPOA documents and historical papers on site at a proposed addition to the bath house in which the documents could be stored for safekeeping and for a centralized location. This concluded Debbie B.'s notes from the previous meetings.

In absence of the Treasurer, Debbie T. gave an update on the current funds for GAPOA. The balance of the GAPOA checking account as of July 1, 2013 was \$51,927.73 with deposits of \$4,352.00 and expenditures of \$13,868.52 for a balance as of September 24, 2013 of \$42,411.21. The reserve fund beginning balance as of July 1, 2013 was \$82,676.76 with interest earned of \$8.42, for a final balance of \$82,685.18 as of September 24, 2013. Budgeted item balances as of 7/1/2013 totaled \$68,416.00 and expenditures as of September 24, 2013 realized a current budget balance of \$57,054.77.

In reference to the audit of the GAPOA accounts, Debbie B. explained that there had not been an audit since 2005 and that was an internal audit. The current audit was approved by the Board in August and is being conducted by Mr. Al Peschke of Wakefield, VA for no cost to GAPOA. Current communications from Mr. Peschke stated that the revenue accounts were being examined and missing documents were needed at this time. A list of the missing documentation has been provided to the Treasurer, Lisa

Goodwin. If the documents cannot be obtained from the Treasurer or other persons that may have them in their possession, then it may be possible to obtain them from the bank; however, there will be a cost to do so. Debbie B. made the motion, Rus W. seconded, that up to \$400 could be spent for costs of obtaining statements from the Bank of America who houses the GAPOA account. Unanimous vote in favor of the motion, motion carried.

Brian Snyder updated the members on the roads. Five loads of gravel had been delivered and spread on three different areas of GAPOA. He has arranged for a contract for a highway grader that will be used on the "loop" roads towards the end of October. After that, more gravel will be purchased prior to the winter season. There have been concerns over unauthorized work on road and ditches by Mr. Tommy Darnell. Brian S. stated that the Property Manager, Wesley Baugher has a contract with GAPOA and is the only authorized entity by the Board to perform work on the GAPOA roads as he (Wesley) is required to maintain liability insurance. After much discussion between the members present and Board members, Debbie B. asked Mr. Darnell or anyone else if they would contact Marco Handy to ask him about any future work that may be conducted on the roads and Marco will obtain clearance from Brian Snyder (Roads Committee Chair) before any work is done by someone other than Property Manager Wesley Baugher. Debbie B. also stated that anyone conducting any type of work on GAPOA property will have to have proof of liability insurance. One homeowner present asked if a sign could be placed on the roads when road work is being conducted to notify drivers of road work ahead particularly in the sharp curved areas.

In reference to the Safety and Services portion of the agenda, Russell Wright asked if the floating raft owned by Billy Fitzgerald had been signed over to the Board. Debbie B. stated that Billy Fitzgerald did not sign the transfer document that was presented to him. Marco H. stated that he will contact him again, but currently the raft is secured per the rules and regulations. Marco H. also asked members to make sure that they are securing their trash containers due to the bear issues. Russell W. read a proposed addition to the rules and regulations concerning rafts as follows:

Swim rafts on the lake are limited in size to 12'x12' and may not exceed 2' in height above the waterline at the highest point. Swim rafts must be securely anchored within 25 feet of the owner's shoreline. Owners without shore front property are not allowed to have swim rafts. Piers or docks may not exceed more than 25' in length from the shore, 200 square feet surface area, or 2' in height above the waterline to the main platform and may not exceed six (6) feet above the waterline overall if a bench or other built-in seating is attached. The official GAPOA pier for access to the lake drain valve is excepted from this rule. Existing rafts/piers will be grandfathered under this rule.

Any structure in the lake including boat landings, docks, swim rafts, piers and other similar flotation devices whether tethered or anchored requires Board approval before construction or placement in the lake. Approval by both the Environment Committee Chair and the Safety and Services Committee Chair will be required.

All boat landings, swim rafts, piers and other similar flotation devices must remain in good repair and not become unsightly, unstable, or unsafe. The Environment Committee shall have the authority and

responsibility to notify any owner whose swim platform, pier, or shoreline becomes unsightly. In the event that the owner does not rectify a violation in a timely manner, GAPOA will have the right to remove and dispose of any non-compliant structure in the lake, including rafts, piers, docks, and similar structures at the owner's expense.

Any boat or watercraft on Greene Acres Lake exceeding 12' in length or powered by electric motor must display valid state registration markings. Sailboats, canoes, kayaks, paddle boats, and other self-powered craft 12' or less in length do not require registration markings.

Boats at the beach area must be placed on the provided boat rack when not in use. Boats left on the beach, dam, or abandoned in the lake, may be removed at the discretion of the Safety and Services Committee Chair or the property manager.

Debbie T. made the motion to accept the newly proposed "raft" rule and Angela M. seconded. Motion carried.

Homeowner, Bill Phillips, spoke concerning the gasoline motor rule. He stated that he has a gasoline motor on his boat, but when using his boat in the GAPOA Lake, he removes the gas tank, and raises the motor so that it is not touching the water. He asked the Board to reconsider the existing rule concerning gasoline motors and allow residents to use boats with the motors attached as long as the gasoline tanks have been removed and the motors are raised as high as possible so as to not touch the water so that the boat owner did not have to remove the heavy motors from their boats each time they used the boat in the GAPOA lake. The Board stated that they were currently looking at the revision of multiple rules and regulations and would look at the wording for this rule to see if it could be modified.

Angela McClennan reported on the mailbox beautification project and stated that the next portion of the project would be to build a retaining wall below the sign area and raise the sign. Also, either solar lighting or an electrical light to be installed so that the sign and mailbox area is visible at night. Brian Snyder reported on information obtained from Rappahannock Electric that prior information regarding the cost of installing a light on the existing power pole was less than previously thought if the line was run from the existing transformer and a line run to the pole at the intersection of Tall Pines and Octonia Roads. According to Rappahannock Electric the cost would be between \$500-\$600 to run the wiring and install the light and there would be a monthly fee of \$17. Marco H. stated that the Board should check with the residents at the neighboring houses to see if they would agree to a light being placed there as it would alter their night sky. The Board stated that they would also explore the use of solar lighting.

Angela McClennan reported on liens and foreclosures and stated that there is over \$35,000 in arrears on-going for unpaid assessments. There are two options for the Board to pursue: 1. Lien foreclosures or 2. Civil procedures. The Board will need to decide on which method to pursue as with the civil procedure, warrants are filed, then court and both processes are lengthy processes and will incur legal fees. The only other option would be to raise the current assessments. Russell W. stated that the Board should initiate a police of a threshold that would be a monetary police or number of year policy to begin a legal foreclosure process.

Old Business: Debbie B. stated that the Board had requested that the rules and regulations be updated by the Secretary but that process has not been completed at this time.

New Business: Debbie B. stated that in 2011, GAPOA had to have a survey completed on the dam and had to pay to have this report completed. She had applied for a grant which would recover approximately 50% of the cost of the survey report and had been notified that GAPOA had received the grant and would be receiving over \$3,890.00.

Debbie B. stated that a newsletter was due and should be sent out quarterly. Debbie B. made the motion, Angela M. seconded, that they newsletter be sent out by the Membership and Nominating Committee, Russell Wright, Chair.

Homeowner Eric Bolton, asked about driveway construction and culvert pipes placed so that they interfere with the road.

Homeowner, Karen Hall asked about building a shed that is not on a permanent foundation and would there be a fee or if prior approval is needed. The Board responded that no, no prior approval is needed if the shed is not placed on a permanent foundation.

In response to the homeowner's concerns presented, Russell W. stated that the Board will be looking at the Rules and Regulations and clarifying the rules concerning: gas motors on boats, buildings and sheds and fees associated with them, and constructions of driveways.

No further business, Russell W. moved to adjourn the meeting and Brian S. seconded. Meeting adjourned.