

Greene Acres Property Owner's Association

Board of Trustee Meeting

Saturday, November 9, 2013

Minutes

Chairperson Debbie Baugher called the meeting to order at 10:00 a.m. on November 9, 2013 held at the Greene County Administration Building.

Debbie Baugher called for the verification of a quorum at which time, Assistant Secretary Debbie Turck verified the quorum with the only Board member absent was Debbie Sheetz and Angela McClennan was present through a Skype connection.

Assistant Secretary/Treasurer Debbie Turck read the summary of minutes from the July 20, 2013, July 26, 2013 and September 26, 2013 meeting minutes. Complete minutes had previously been sent to all Board members and copies were present for those association members present. Lisa Goodwin moved to accept the July 20 minutes and Marco Handy seconded. All voted in favor. Lisa Goodwin moved to accept the July 26 minutes and Angela McClennan seconded. All voted in favor. Lisa Goodwin moved to accept the September 26 minutes and Marco Handy seconded. All voted in favor.

Treasurer Lisa Goodwin presented the Treasurer's report which showed \$3,895.00 receipts as of November 9th and \$14,899.42 in expenditures. Balance of funds as of October 17, 2013 was \$38,183.95 in checking and \$82,693.47 in savings. There will not be a special assessment this year as the current loan payments will end in December, 2013. Russell Wright made the motion to accept the Treasurer's report and Marco Handy seconded. All voted in favor.

Assistant Secretary/Treasurer Debbie Turck presented requests from the Auditor for documentation for payments to individuals that appear to be contract payments but without contracts on file. Also, documentation for payments to individuals without invoices or receipts on hand was requested. A second request for check registers from July 2008 to current was made. Lisa Goodwin stated that she will look for the invoices for the four payments to individuals that were listed without documentation on file and also for the check registers. Brian Snyder stated that the lawn cutter should be listed on the books as a depreciable asset.

Roads report was presented by Brian Snyder. Brian stated that he had contracted with Rick Shifflett for motor grader work and that Rick had spent 20 hours grading the loop and cleaning the ditches and also the loop on Stephanie Street. Brian also stated that he had contracted with Boo Collier for seven loads of gravel to also include Stephanie Street and Top Ridge. Property Manager Wesley Baugher had also helped with the process and cleaning out driveway culvert pipes. Brian stated that Rick Shifflett and Boo Collier had performed quality work. There will be additional work during the winter and ditch work in the spring. There were comments from residents on Top Ridge (Al and Robert Harrell) stating that they

were very pleased with the condition of the roads and that they were in the best shape since they have lived in Greene Acres.

Legal and Insurance Committee report was presented by Angela McClennan that updated members on the activities to collect on the outstanding assessments owed to GAPOA. Angela updated members on the changes in the Virginia legislature and that she will continue to monitor any changes that might affect GAPOA. Angela stated that two attorney's had been consulted as to the best process for GAPOA to undertake for the collection of outstanding assessments. Both attorneys had advised to use the process of filing warrants in debt and possibly obtaining judgments against personal property owned by individuals. Angela stated that the insurance policy is in effect until 11/11/2014 and discussions that she has had with the insurance agent regarding the policy coverage.

Environmental Committee report was presented by Fred Turck in which handouts showed the activities on the mailbox beautification project in which there is a balance of funds of \$387.98. There was further discussion concerning the placement of signs at the entrances on High Ridge and Top Ridge that would be a "Greene Acres" sign similar to the one on Octonio and Tall Pines. Fred also distributed a welcome packet that he had prepared to be given to new homeowners in GAPOA. There was discussion regarding the mail boxes on Top Ridge and who to contact to see if mail boxes could be placed at the resident's homes since other delivery trucks deliver to resident's homes there. Brian Snyder stated that he will look into the matter to see what options are available.

Safety and Services Committee report was presented by Marco Handy who stated that the things had been quiet and no problems to report. There were plans to expand the bath house to include a storage area for equipment and GAPOA documents and files. Marco made the motion to allow up to \$8,000 be spent on the expansion project and Brian Snyder seconded. All voted in favor. A permit will have to be obtained for the construction and also a sketch of the proposed addition. Marco Handy stated that his daughter could draw the sketch if provided with the details of the design. There was a question from Mr. and Mrs. Harrell concerning the gate and whether it was working. Brian stated that it was working and that he had to make some adjustments on it recently but seemed to be working fine.

Old Business: Debbie Baugher stated that the revised Rules and Regulations needed to be approved. Debbie Baugher made the motion to accept the revised Rules and Regulations and Debbie Turck seconded. All voted in favor.

New Business: Russell Wright stated that he would like to see if paid ads could be obtained from local businesses to be placed in the next newsletter to cover some of the cost of printing and mailing of the newsletter. Debbie Turck made the motion for Russell Wright to solicit ads for the next newsletter and Lisa Goodwin seconded. All voted in favor.

Debbie Baugher stated that the Bath House is now closed and should there be official dates for which the bath house is opened for summer season and closed for the winter. It was decided that the bath house would open the 2nd weekend of each April and would close the 1st weekend of each November.

With no further business, Debbie Baugher adjourned the meeting at 11:30 a.m.