

Greene Acres Property Owners Association Regular Board Meeting
Saturday, April 22, 2017 9 a.m.
Pavilion

Chairman Fred Turck called the meeting to order at approximately 9 a.m.

Board Members present: Fred Turck, Debbie Turck, Debbie Baugher, Al Hodge, Terry Hodge
Absent members: Brian Snyder, Tanya Givens

A quorum was certified and summary of minutes from the February 16, 2017 regular Board meeting was read by Secretary Terry Hodge.

At this point Fred asked for the members to introduce themselves for the benefit of Doug Price, a new property owner in attendance, and introductions were made.

Fred asked for a motion to accept the minutes as read. Debbie Turck made the motion to accept the minutes. Debbie Baugher seconded. All voted in favor.

Fred then asked for the Treasurer's Report.

Debbie Turck provided the Treasurer's Report. Debbie pointed out the copies of the Treasurer's Report available to the attending members and stated that income collected as of March 31st was \$47,000 (\$47,148.50), and that since the end of March a little over \$5500 had been collected from assessments, which brought the total assessments collected so far to a little over \$52,000.00. Debbie stated that we are pretty close to being right on the projected budget. Debbie said that there were another 18 or 20 outstanding assessments she expected payments on soon, which would be another \$5000 and so we would be right on target for projected income collections. Debbie stated that there had been more income collected from building fees and prior years arrears. As far as expenditures, Debbie said that we were pretty much on target with that, but a little over because of an outstanding case from last July which we had received a bill for after the budget was set. Debbie next noted the expenditures for the mailbox cover which had come in at \$1495.15 out of the \$1500 allotted, which included all materials and labor. Debbie stated that the mailbox cover was the reason the line item for Misc/Front Entrance/Refunds was a little higher than projected at the July meeting. Debbie stated that we are in good shape with two months left on the present budget, as the new budget will be voted on in August. Debbie next pointed out the last two sheets of the Treasurer's Report, which gave a breakdown of payments made and assessments, late fees etc. collected. Fred asked for a motion to accept the Treasurer's Report as given. Al Hodge made the motion. Terry Hodge seconded. All voted in favor.

At this point Fred thanked Property Manager Wesley Baugher and all the people who helped him for the work put in on the new cover over the mailboxes, which has been a great benefit to children waiting for the school bus and members collecting their mail.

Fred then asked for the Committee Reports.

Fred stated that as there is no committee chair for Safety and Services that report will be postponed for the time being, as there are no issues at this time.

Fred next provided the *Roads Report in the absence of Brian Snyder. Fred read the notes given him by Brian, which stated that with Wesley B's help the roads made it through the winter freeze/thaw in good

shape compared to previous years. Brian's notes stated that he had purchased some new parts for the gate, which has been malfunctioning, and he will be in Greene Acres sometime the following week to make those repairs, which include replacing the "loop" controllers. Fred stated that members should be careful of wires that may be exposed in the gate area before those repairs are made, which will properly bury the wires.

Al Hodge provided the Environmental Committee Report. Al said that on Lot 27A 1122 on Pete's Place which received a letter requesting clearing of the construction debris, no response had been received, but he noticed that the felled trees were being sawn up for firewood, so the owners were taking care of that problem. Next Al stated that on Lot 27A 822, at Buck Shifflett's shared driveway, no response had been received to the letter sent or action taken to repair the crushed culvert which was damaged during construction last year. Al said he would send another letter billing Buck for the repair and give him until the general meeting in July to respond or act. Al next brought up the plantings put in at the mailbox area by member Celina Nowicki, and that she had spent \$115 for the project, and would like more funds to continue the beautification. Al next brought up the spotlights at the mailbox area, which are rather dim and need replacing, and the newer LEDs are brighter. Fred asked for a motion to replace the lights. Terry Hodge made the motion. Al Hodge seconded. Fred asked for discussion and Debbie T. suggested setting a monetary amount. Fred suggested \$100 and the motion was passed.

Debbie B. then provided the Membership Committee Report. Debbie stated that she still gets calls from time to time from people looking for property. Debbie said she hasn't had anyone else express interest in serving on the board and encouraged any member attending to volunteer. Debbie clarified that the positions Debbie T. and Terry H. fill would be coming up for reelection in July, but that there are currently two open positions. Fred stated that the Price's had expressed interest in serving. Doug Price then said that he and his wife are still willing to serve. Fred thanked Doug for volunteering. At this point, Debbie T. made a motion to accept Doug and Lydia Price onto the GAPOA Board of Trustees. Al Hodge seconded. All voted in favor. Fred told Doug that they would be contacted re the positions they would be filling on the board.

Debbie Turck provided the Legal and Insurance Committee Report. Debbie stated that she had some specifics to report during Executive session, but in general we are proceeding with garnishment on one person; that there is a foreclosure case due in May which the County is pursuing for us, so GAPOA will not be paying those legal fees. Debbie stated that she intended to go to court on May 2nd to see the case out. Debbie next said that there is a legal seminar on June 21st provided by the GAPOA attorneys (who only represent HOAs and COAs in Virginia) which any members are invited to attend. The seminar goes over any current HOA issues and it is an opportunity to ask questions and not have to pay to get answers.

Fred stated that Tanya Givens was not present to provide the Activities Committee Report. Fred noted that the GAPOA attorneys had stated that there are some legal issues involved with hosting events showing movies, and that a license might be required and fees due. Fred said he thought that as long as no one was charged to attend a movie showing that no fees would need to be paid. Fred stated that he'd like to have more movie on the beach events in the future, and suggested following up with Tanya.

Old Business:

Fred stated that installing the cover over the mailboxes had already been discussed.

Fred next asked Debbie T. about the hangtags and gate passes. Debbie said the hangtags had been mailed out and are yellow this year, and she said that when the gate is working she will deactivate the gate passes of property owners who haven't yet paid their assessments.

Fred next brought up putting a fence on the east side of the lake, in order to prevent trespassers accessing the lake from that direction. Debbie T. stated she had called a fencing company for a quote and was waiting for a return call, and then the board would need to decide how much to spend. Fred stated the received quote could then be brought up at the July meeting and a decision made to proceed at that point, and that he would like more members to give input about the expenditure.

Fred then stated that the boat rack and storage was almost full with only one slot remaining. At that point members Jim & Karen Rhea stated that they would like to rent a spot. Debbie T. told them there is a \$25 yearly fee and Karen said she would like to go ahead and pay it immediately. Fred said he would like to paint alternating colors (or something similar) on the boat rack to delineate exactly where each slot is.

Fred next brought up pavilion reservations. Debbie B. said that she would like to continue in the same way, but needed access to the website in order to update the calendar. Debbie said she also needed more contracts and Fred said he would print them for her. Fred clarified the pavilion reservation system for the benefit of the new members present.

Fred said that there had been no new construction or new residents since the last regular board meeting.

Fred next stated that the Spring Cleanup would begin immediately after the board meeting provided that it wasn't raining. Fred said that he and Debbie had brought some hostas, which had been dug from their own property, to give away as a thank you to those participating in the cleanup.

Fred next talked about the Neighborhood Watch, and that it had been brought up repeatedly at past board meetings whether to have a formal organized program such as this. Fred said that the board encourages the idea, but would like some members of the community to step forward and organize it. Fred said that the informal facebook page used by the Greene Acres community was very good, and perhaps more members should be encouraged to use it as a method of reporting lost pets or suspicious strangers etc. Debbie B. said that when a point was made to the effect that the Facebook page was unofficial there was a lot of push-back in that people wanted it to be official. Debbie B. said that it is much easier to keep the Facebook page civil if she has the ability to police certain posts and she wouldn't be able to if it were made official and for that reason she would like it to remain informal. In regard to the Neighborhood Watch, Debbie B. stated that there is one member who would be willing to co-chair, so if one other person would be willing to co-chair then it would be possible to move forward to organize it. Fred said that he thinks there is value in having a sanctioned NW, because if one were organized in Greene Acres then the Sheriff's Office would recognize our community as being in their program and they would step up their presence here and it would put more responsibility on them.

*At this point Fred stated there was some additional information for the Roads Report. Debbie T. said that she had made multiple calls to the vendor who had provided a quote last year for patch and sealing on Tall Pines, but that person had never responded, so Debbie had recently gotten an estimate for sealing Tall Pines from another vendor, which came in at \$7700. Fred clarified that this newer quote did not include patching the edges and suggested asking for an amended quote. Debbie said that building fees accrued to date amounted to \$3700 and suggested that those monies be put towards patching Tall Pines. After discussion Al Hodge made a motion to allot a total of \$11,000 towards repair of Tall Pines. Debbie Turk seconded. All voted in favor.

New Business:

Fred brought up the date of the summer Annual Membership meeting, which is on July 15th at 10 a.m. at the Pavilion. Fred asked Debbie B. to reserve the pavilion that day. Fred stated that, as usual, a meal would follow the meeting, with GAPOA providing the fried chicken and members attending asked to bring a side dish. Debbie T. noted that there weren't always enough side dishes provided and after discussion it was decided that GAPOA would offer grocery potato salad as a side also.

Discussion and agreement followed to offer door prizes and a free lot assessment as an incentive to boost attendance at the July meeting.

Fred next asked for ideas for the July program. Debbie B. offered to contact Greene County Animal Control to see whether an officer would be willing to come out. Fred stated that he saw a good presentation from Rappahannock Electric at an HOA meeting he attended at Lake of the Woods (for his work) regarding clearing rights-of-way and how to prune trees etc. After discussion Fred agreed to reach out to REC to see if they would be available for a short presentation at the July meeting.

Fred then asked for proposed ballot issues for the next General meeting. Debbie B. suggested asking whether combined lots should have reduced assessment fees. Debbie T. said she was told by the GAPOA attorneys that if it doesn't explicitly state in our covenants that lot assessments are tied to the original plats drawn up in the 1970s then those fees align with the county property tax maps. Discussion followed whether to change the GAPOA covenants, grandfathering, and board approval for extenuating circumstances. Debbie B. also brought up whether lot boundary changes should be allowed.

At this point Debbie T. brought up the requirement to schedule a special meeting for ballot items: she said it must be announced 25 days prior to the special meeting date, and the ballots must be mailed out 25 days prior to the meeting. Fred then clarified that it could be done, counting backward from July 15th.

Al said that an un-pressing suggestion would be a ballot question of increasing renter assessments from one extra assessment to two. Fred and Debbie B. noted that renter assessments had been increased several times in the past, but then they were subsequently reset back to one extra assessment. Debbie B. thought two extra assessments seemed excessive. Debbie T. said that it was because of all the extra problems that come up with rental properties and that it would be an effort to discourage rentals. Fred asked for a vote on whether to include a ballot item on increasing rental lot assessments. One vote: aye, the rest: nay. The vote was Nay.

Fred then asked the board to vote on whether to schedule a special meeting for the first ballot item suggested, and Debbie B. said she didn't want to schedule a special meeting for just this one question. Fred and Debbie T. said the question could be raised again in the future, perhaps at the July meeting. Debbie T. suggested asking the attorneys at the June seminar what options for discouraging rentals there might be. At this point Fred clarified that as there were no ballot items there would be no need for a special meeting.

Fred asked for further comments or discussion from the members and as there was none he thanked the members for attending and asked those staying for the Spring Cleanup Event to wait until after a brief Executive session, at which time trash bags and gloves for the cleanup would be distributed.

The board resumed the regular board meeting at approximately 10:34 a.m. and as there was no further business the regular meeting was adjourned at that time.