

**Greene Acres Property Owners Association Regular Board Meeting**  
**Thursday, February 16th, 2017 6 p.m.**  
**Greene County Administration Building**

Chairman Fred Turck called the meeting to order at approximately 6 p.m.

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

A quorum was certified and summary of minutes from the November 19th, 2016 regular Board meeting was read by Secretary Terry Hodge.

Fred asked for a motion to accept the minutes as read. Debbie Turck made the motion to accept the minutes. Al Hodge 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 so far \$10,000 (\$10,667.60) had been collected, \$2000 of which were from assessments. Debbie stated that expenses this year are on track so far, with \$33,000 (\$33,578.31) in expenses at this point. Debbie then went over the budget worksheet she had provided. Debbie stated that the balance in the checking account as of this point was \$10,000 (\$10,667.60) and explained the figure is low because assessments are still coming in, and the balance in the savings account is \$92,788 (\$92,788.59). Debbie pointed out the last two pages of the budget report, which gave a detailed monthly breakdown of activity by category. At that point Fred asked for any questions, and as there were none he then asked for a motion to approve the Treasurer's Report. Debbie Baugher made the motion. Terry Hodge seconded. All voted in favor of accepting the report.

\*Fred then asked Debbie B. whether someone from Animal Control was coming to give a presentation on how to deal with neighbor dogs barking etc. Debbie stated that a person from Animal Control had agreed to come to today's meeting.

Fred then asked for the Committee Reports.

Fred provided the Safety and Services Report. Fred stated that no one in particular is in charge of the Safety and Services Committee, but that as issues arise they are dealt with by the board as a group. At that point Fred noted that there had been several recent postings on the GAPOA facebook page from members stating that they had experienced vehicle break-ins and thefts, and one member stating that a shed had been broken into and some things taken. Fred encouraged all members to keep an eye out and to report any such happenings to the police. Debbie T. suggested that members might check on neighboring properties if those people are away. Fred brought up the Neighborhood Watch program and encouraged members to organize one in Greene Acres.

Fred next provided the Roads Report in the absence of Brian Snyder. Fred read the notes given him by Brian, which stated that, 1) on Roberts a load of #68 gravel had been spread and that Property Manager Wesley Baugher had done some ditch clearing and grading, 2) on Lisa a load of Crusher had been run, 3) on GARS a load of #68 gravel had been spread, 4) on the corner of GARS and Stephanie a load of #68 gravel had been dumped for possible road repairs which might be necessary during the freeze/thaw period. Brian's report also stated that there is still some gravel left (previously dumped) on High Ridge and at the Lake for use in those areas, and 5) on Top Ridge a load of #68 gravel was spread at problem

areas. Brian's report concluded by saying that as he had been unable to make contact with the two contractors who previously provided quotes for the repair of Tall Pines, he would be attempting to reach those people again in the spring. Brian thanked Wesley B. for his continuing preventative maintenance and patch work on roads and culverts.

Al Hodge provided the Environmental Committee Report. Al said that the van on Lot #426 had been removed, the car on Lot #126 is gone, and on Lot #324 the culvert had been replaced. Al said that a letter went out two weeks ago regarding the culvert repair on Lot #824 on Top Ridge which was crushed during construction last year, but there hasn't been time for a response. Al went on to say that the owner of Lot #1122 on Pete's Place had received a letter re removal of the debris left from the lot clearing, but that he had not yet received a response. Fred stated that he thought those people might be burning the debris for firewood. Fred then said that there had been a good response to the Environmental letters sent out thus far.

Fred made an additional note re Environmental that a herbicide was going to be used on the cypress trees which were planted in the swampy area by the dam last spring.

Debbie B. then provided the Membership Committee Report. Debbie stated that she has received an inquiry from one person asking questions about joining the board, and that the board is still short one (or two) members. Debbie went on to say that this year Debbie T. and Terry H. will be coming up for reelection, and also one of the open positions. Debbie noted that a new member(s) may be appointed to serve in the open position(s) until that position is up for reelection. Fred clarified that technically there is only one open position on the Board and one which may be opening up, but the member currently in that position has not officially resigned at this point.

Debbie Turck provided the Legal and Insurance Committee Report. Debbie stated that for the Insurance Report the yearly D&O (Directors and Officers) liability insurance premium had been paid. Debbie went on to provide the Legal Report, and said that in one instance two lots had suddenly changed owners, both of which GAPOA had a judgement and lien against. Debbie said that she checked with the clerk of the court and was told that the change of ownership took place by deed of gift. The clerk told Debbie that they are not responsible for a title search but only to record as presented to them. Debbie noted that the judgement and lien still stand, and she has presented the information to the GAPOA attorneys for their input. Debbie went on to say that the new owner has responded to her letters in the matter and has stated his intention of seeing that the previous owner will work towards making payments towards that debt. Debbie B. then asked for clarification: that the lien stays with the property, but the judgement stays on the previous owner? Debbie T. said yes that is how it works.

Fred stated that Tanya Givens was not present to provide the Activities Committee Report, but that she had sent an email looking for ideas for a spring event. Fred said that a suggestion had been made re an Easter egg hunt, and also talk of a community cookbook, which might be used as a fundraiser.

### **Old Business:**

Fred stated that a board work session was held to update and edit the GAPOA Rules and Regulations. For the benefit of the audience Debbie T. went over some of the changes which were made and also added a few further corrections. Terry H. noted the additional corrections to make to the document before the updated Rules and Regs would be posted on the GAPOA website. Fred clarified that no new Rules were made, and then asked for a motion to accept the updated Rules and Regulations as presented. Debbie Baugher made the motion. Debbie Turk seconded. All voted in favor.

Fred next brought up the beach, the Playscape, and the parking lot lighting. He said that sand had been brought in to renew the beach area, nothing had happened with the landscaping at the Playscape, and asked for comment regarding the previous discussion of a light being added near the Playscape/boat rack area. After discussion it was decided to wait until the general meeting in July and ask the members at that point for input on installing additional lighting in that area.

Fred then brought up the newsletter, and asked that if anyone had ideas for material to include or if anyone would like to advertise in it, to please contact Terry H. Wesley B. asked that a reminder be included asking people not to litter on Greene Acres roads, as he has picked up four bags of trash already from the roads. Debbie T. asked that the next newsletter go out no later than April 1st so it can be included with the assessment receipt/hang tag mailing. Terry H. agreed to have the newsletter ready in time.

Fred stated that the person who was going to undertake the audit had fallen sick, so it wasn't done yet, but that it would hopefully be completed by the end of March. Al asked whether the auditor is the same person who conducted the audit the last time it was done, and Fred said yes it is the same person.

### **New Business:**

Fred brought up the idea of installing a cover over the mailboxes, which would have four posts outside the present cement slab area and a pitched roof. He said that it would allow schoolchildren waiting for the bus to shelter out of the weather and also provide protection for people collecting their mail. Fred said that the owner of the lot on that corner was okay with the addition, and that materials would cost approximately \$1200-\$1400. Fred asked for comments and Debbie B. said she would like to see volunteers help with the construction. Fred added that there would still be room for the post office to put in another pedestal of boxes in the future. Fred asked for a motion to approve funding the installation of a roofed structure over the mailboxes. Al made the motion to approve funding up to \$1500. Terry seconded. All voted in favor.

Fred asked for an update on the hangtags and gate passes from Debbie T. She said she was shooting for them to be sent out no later than April 1st, as the beachhouse would be open by that time. Debbie stated that the hangtags are going to be yellow this year.

Fred next brought up a suggestion from a previous board meeting re installing a fence on the east side of the lake to prevent trespassers from using that way to access the beach area. After discussion it was decided to get quotes from fencing companies, and to take up the question again at the next regular board meeting.

Fred then asked for proposed ballot issues for the next General meeting. It was decided to put a request for ballot items in the next newsletter.

Fred next talked about the boat rack and storage. He stated that the boat rack is full, and there had been discussion previously about expanding it, but asked whether there was a need at this time. He said there had been no new requests for a space on the boat rack. Debbie T. said she needed to check whether a previous owner who has moved away still has a boat on the rack.

Fred said last year's spring cleanup was pretty successful, with almost 2000 lbs. taken to the landfill, and a large amount of yard waste etc taken to the burn pile. He brought up having another cleanup day this spring on April 22nd, Earth Day, where residents would be asked to pick up trash along the road and bag

it for board members to remove to the dump. He said volunteers would meet at the pavilion and be given trash bags for the purpose. Debbie T. suggested it be noted in the newsletter.

Fred then brought up planning for the summer General meeting. A member suggested holding another raffle for one free assessment as per last year's meeting. Fred said to start thinking about items to use for a potential raffle and door prizes.

\*(At this point Debbie B. stated that she had had a message from the Animal Control officer and he was not going to be able to attend today's meeting due to a late call. Fred stated that he had come across a really good publication from Albemarle county detailing how to talk to a neighbor to resolve nuisance pet issues, and how to progress if talking failed, and that he had wanted to ask the Animal Control officer whether the same codes would apply here in Greene county, and perhaps look into putting together a similar brochure for GAPOA residents. Fred suggested asking AC to attend the summer meeting.)

Fred then continued with pavilion reservations and said that the new procedure with temporary parking passes seemed to be working very well, and that the procedure would remain the same this year, with Debbie B. handling reservations as before. Debbie stated that two reservations have already been made and that she would post the reservations on the GAPOA website after she has had training to do so.

Fred next brought up new residents, and said that new houses are still going up. Debbie T. said one property will close in a few weeks, but the purchaser doesn't intend to move in but to rent the house out. She said the buyer has been informed of the restriction on renting until two years have passed from the date of purchase.

Fred then brought up rescheduling the date of the next board meeting, as only three board members will be present on May 20th. After discussion it was decided to move the next board meeting to Saturday, April 22nd, at 9 a.m. at the Pavilion, and to hold the Spring Cleanup event immediately afterwards.

Fred asked for comments from the members and a Neighborhood Watch in Greene Acres was mentioned again. Member John Haselden noted that he did not want to chair such a program but he would be willing to help out with one. Debbie B. asked John if he would be willing to co-chair with someone and he said he would. Fred clarified that for the Neighborhood Watch he would want someone to coordinate a meeting or a presentation on home safety that might be given at the General meeting in July, and who might generate a call list etc, but would definitely not be expected to respond to calls about nuisance issues etc, which falls under Safety & Services responsibilities.

As there were no further comments, Fred thanked the members for attending and recessed the regular meeting, to go into a brief Executive session.

The board resumed the regular board meeting at approximately 7:15pm, and as there was no further business Fred asked for a motion to adjourn the regular meeting. Debbie B. made the motion. Terry Hodge seconded. All voted in favor.