

**GAPOA
Annual Membership Meeting
Pavilion 10:00 a.m.
Saturday, July 15, 2017**

Board Members Present:

Fred Turck, Debbie Turck, Debbie Baugher, Al Hodge, Terry Hodge, Lydia Price, Doug Price

Chairman Fred Turck called the meeting to order at approximately 10:15 a.m.

Fred Turck asked each board member to introduce themselves to the members present. Then each member of the audience was asked to introduce themselves and where they live to those present. Fred welcomed the new owners to Greene Acres and reminded everyone present that input from the community is always looked for and appreciated, and a period for comments and questions would be held at the end of the meeting after the various committee and business reports.

Next Fred gave a short presentation on invasive flora and showed a cutting of 30 year old honeysuckle and grapevine. Fred also gave information about the emerald ash borer and made brochures available. He showed the community a fairly safe chemical available at Lowes which can help ash trees repel the ash borer. Fred added that a flyer from Rappahannock Electric was available stating how they would help homeowners who are trying to trim trees near power lines on their property.

Fred next asked for the secretary's report. A quorum was certified by secretary Terry Hodge, who noted that there were approximately 220 members in good standing. Terry read a summary of the previous year's annual meeting from July 16, 2016. A motion to accept the minutes as read was made by Debbie Turck and Doug Price seconded. All voted in favor of accepting the minutes.

Fred then offered informative handouts about bears and snakes, as there had been so much comment on the GAPOA facebook page recently regarding those subjects.

Committee Reports:

Debbie Turck provided the Treasurer's Report. Debbie stated that a copy of the budget and expense report had been made available to the members present. She said that the projected revenue of \$57,350 had been exceeded by \$40. Debbie said that \$1200 more in arrears and past due payments had been collected than projected, and that as there had been more construction, several thousand more in building fees had been collected also. Debbie stated that under miscellaneous items, one person who had bought a home recently and was renting it out before the 2-year limit was reached, had paid the \$950/year fine up front for two years. Debbie summarized that \$72,000 revenue had been collected, which was over the \$65,000 projected. Debbie next went over expenses and pointed out the higher amount under Legal, part of which had been left over from 2016 and the Waverly Parker attorney fees. Debbie next noted that the higher amount than was projected under Miscellaneous items was due to the \$1500 which went to the labor and supplies for the mailbox cover. Debbie said that the projected \$65,000 in expenses was actually \$57,000 due to less being spent on roads repair, and that therefore in total GAPOA was \$14,000 in the black, after \$5,000 was deposited in the reserve account.

Debbie showed the next pages of the report which gave detailed information re payments to individuals/vendors, and the pages with the monthly breakdown of each budget category. Debbie next pointed out the reserve figure and said that the state requires a certain amount be set aside as a supplement to insurance against emergency repairs etc. Debbie said that there is \$97,000 in reserve and \$47,000 in the checking account.

Fred stated that the GAPOA books for 2014, 2015 & 2016 were currently with the auditor and that he hoped to have that report available in the near future.

A member asked a question re available grants from the government for dam repair. Fred said that there are programs out there and that Debbie Baugher had been the point person for that in the past. Debbie B said that GAPOA had received a grant several years ago to reimburse the cost of a state required Inundation Report, which had to be done by an engineering firm. Debbie B explained that the report was to show what the impact would be to any surrounding areas if the Greene Acres dam should collapse. Fred said that dams are rated from one to four, with one being the more critical and that according to an official he knows, the Greene Acres dam is rated as one. Fred said that rating means a dam inspection is required every two years and that we would be taking advantage of any grants available to help cover those costs. Fred went on to explain that dam integrity is the reason vehicles are prohibited from being driven there and that is also the reason trees and other vegetation are kept away. Fred stated that the beach area is also an emergency overflow in the case of a hurricane or other flooding where the dam spillway might be overwhelmed. He went on to say that the cedar trees separating the parking area from the beach might need to be thinned in the future due to concerns that they might trap debris and create a blockage during a flooding event.

Fred next went on to say that there is no longer a Safety & Services chair as such.

He said that the community is responsible as a whole for Safety, and that it is too much for one person to address every concern or violation that comes up.

Debbie T stated that she had a Safety incident to report. She said that on Thursday, July 13th, a car was driven from the E. Medeiros lot across the dam onto the beach parking area. Debbie said that she saw the event and immediately went to the beach to confront the driver. Debbie said she had subsequently been able to identify the driver and passengers of the car and obtain their pictures online. Debbie B stated that there had been an incident earlier in the week with the same individuals, who were belligerent and profane when she asked them to show the GAPOA hang tag and gate pass when they attempted to access the beach area. Debbie T went on to say that she and Debbie B had gone to the Sheriff's office on Friday, July 14th to file No Trespass against these and several other individuals who had caused an incident on Monday, July 10th. The Greene County Sheriff's office informed Debbie T that they intended to expedite the service. Debbie B added that the incident on July 10th involved young (10/11 year old) children who became belligerent when she spoke to them about a confrontation they were having with another child, and their parent approached her and became belligerent also. She said these people did not live in Greene Acres and were trespassing.

Fred clarified that no property owner is expected to confront anyone they suspect is trespassing. If trespassers are asked to leave and refuse etc, it is okay to call the police to escort them off Greene Acres property. Fred said that Greene County is ramping up a new interdiction program to increase patrols. He stated that the board intends to make a formal request of the Sheriff's office to step up patrols and visibility in Greene Acres.

Member Mike Eckenrode asked if the board knew the result of the beach area incident he recently reported to the Sheriff's office. Debbie T said there is video of it happening, but no detail was available that could identify people or license plate numbers and the police don't usually make complaint results available. Fred said he is concerned when he hears that families are thinking of moving from Greene Acres because they don't feel safe bringing their children to the beach and that he hopes a greater police presence in the community will help alleviate these problems.

Fred said that the Sheriff's department provided a great program at the beach this summer to teach boat safety and that 20 or 30 children participated. Fred also stated that the new Game Warden told him he would be coming out to more lakes like ours and that he is primarily looking for people on the water without the required floatation devices. Fred went on to clarify fishing license rules: lakefront property owners may fish off their property without a license **as long as they are standing on their own land**, but property owners without lakefront must have a fishing license. Fred clarified further that anyone fishing from a boat must be licensed, even lakefront property owners. Fred went on to say that if Game Wardens see other violations, as they are sworn officers of the court, they will enforce other laws. Debbie T said they have the power to arrest.

Al Hodge provided the Environmental Report. Al said that in the past year two house constructions had been approved and the \$1000 building fee for each had been collected. He said that one house is almost complete and is up for sale and the other is a "project of love" and it would be awhile before it is completed. Al stated that two double-wide manufactured homes had been denied approval to build as their plans did not conform to the required GAPOA building guidelines. Al said that two driveway culverts had been damaged in the past year due to construction or reconstruction: one had been replaced and a contractor was contacted regarding the other. Al next said that four abandoned cars had been removed from GAPOA rights of way in the past year. He went on to say that the owner of one lot containing construction debris (felled trees) had been contacted re its removal and that they appeared to be burning the wood during the winter, but that action had naturally slowed with hot weather. Al stated that Property Manager Wesley Baugher and a crew had constructed the cover over the mailbox area; and that Member Celina Nowicki had put in plants around the Greene Acres entrance there. Al went on to say that the bushes around the mailboxes had been trimmed and that new solar lights on the Greene Acres sign had been installed by Fred Turk.

Fred went on to say that the Environmental situation can be difficult: the board will not go around looking for violations to file against property owners, but that it will respond to concerns or complaints brought to it by the members.

Fred next brought up an Environmental issue that had been brought to the board by a realtor: there is a prospective buyer for a property on Roberts Lane that has two culverts which drain onto it creating a flooding problem, one from GARS and one from Roberts Lane, and the realtor wants the board to fix it. Fred stated that the board will officially address this in Executive Session, but the intended response will be that the issue is between the current owner of the property and the future purchaser since the roads and culverts were in place before the house was built. He went on to say that guidance from the GAPOA attorneys can be sought if necessary as to what our legal responsibilities are.

Debbie Turk provided the Legal and Insurance Report. Debbie stated that in the past year 31 liens had been filed and six had been paid off. She said that there is a garnishment against one property owner for whom GAPOA has a judgement. Debbie said the county is

pursuing a closure on two of the properties we have judgements on, so basically they are doing the legal work, which saves us those court costs. Debbie went on to say that GAPOA has a judgement on one property which is a rental, so it is being pursued as a “rental foreclosure”, which means the rent from that property would come to Greene Acres until the judgement is paid off; the rents would not go to the owner. The GAPOA attorneys told Debbie that is a much easier and quicker way to file a foreclosure.

Debbie next stated that she had researched the deeds on all the properties with assessments in arrears and she found that a good number of them have a rider called a Planned Unit Development (PUD). A PUD agreement states that it is a community governed by covenants, rules and bylaws and as such the borrower agrees to pay all taxes, dues, and assessments and everything levied by the association. It further states that if the borrower is in violation of that the lender may pay those fees, but that those costs will subsequently be added onto the mortgage. Our law firm stated that they could not send notices to those mortgage companies but that GAPOA could. Debbie said she intends to mail copies of those deeds, and copies of our liens and past due notices, to the mortgage companies to let them know they are in arrears and are in danger of other legal action, which will include possible foreclosure on the property. Debbie said she thought this avenue to resolve those debts was worth pursuing.

Debbie went on to say that a couple of property owners are still on payment plans but will then be caught up and that they are the same people who haven't paid for the past several years. She said this is the third year GAPOA has filed liens, but that in the past they weren't filed correctly. Debbie stated that after this year GAPOA will be able to go after judgements on those properties and pursue avenues for payment.

Fred then added that assessments are used towards maintenance of community roads and properties, and that our assessments are one of the lowest in Greene county. He said that is why the board is committed to pursuing those debts to protect each members investment in our community.

Fred next talked about the GAPOA attorneys, which were newly hired last year, and who only represent HOAs. Our attorneys gave a seminar in June which outlined the recent updates to pertinent HOA regulations and the entire board attended.

Fred next reminded everyone that there is a hardship fund to which the members can apply for assessment relief. He stated that the fund is there to help those who are experiencing a one-time sudden emergency, such as loss of spouse, loss of job, medical disability etc. He explained that donations to the fund are purely voluntary, and are given to help those in situations beyond their control.

Fred next stated that Brian Snyder, who chaired the **Roads Committee**, had verbally resigned from the board of trustees, but that a formal letter from him had not yet been received. In the interim, until a new Roads chairman has been assigned, Property Manager Wesley Baugher is handling maintenance issues. Fred went on to say that together with Wesley and Al Hodge, he hoped to put together a committee to get recommendations on how to proceed with roads maintenance.

Debbie Baugher, Membership & Nominating Committee chair provided the election results. Debbie stated that 54 homeowners voted, many of whom have multiple lots, and the results were: Debbie Turck received 80 votes, Terry Hodge received 76 votes, Doug Price

received 71 votes, and James Devine received 13 votes. Therefore, Debbie Turck, Terry Hodge and Doug Price were each elected to the board for three-year terms.

Fred thanked everyone who voted, and announced that there are still two positions open on the board, and any member is welcome and encouraged to volunteer to serve. Fred said that members can be appointed to fill the vacant slots in the interim.

Fred next said that the **Activities Committee chair** had stepped down recently and he encouraged anyone interested to come forward. He said that the board tries to have activities for community members, such as the movie night at the beach several years ago and also there have been Back to School nights in August the past few years, and the support of the community is necessary to continue these events.

Fred then asked Al Hodge for the **Entrance Beautification report**. Al said that Celina Nowicki had put in the mailbox flowers, and the shelter had been put over the mailboxes. Fred explained that the beautification program was begun several years ago and Heather Vail-Johnson had provided the shrubs around the mailboxes at that time. Member Carol Weiss asked whether there could be a long-term project to make paths at the side of the road particularly on curves and that she be willing to donate ground at the edge of her property for it. Fred responded that there have been questions in the past of whether we have the ability to construct a walking/bike path around the lake or a nature trail. Fred said that is something for the board to explore to see if it can be done legally.

Fred went on to say that the playground had been a good addition and that children had been using it. He said that there had been a little vandalism, but that been taken care of and there had been talk of plantings around the playground area, and extra lighting down at that end also. Fred said there were lots of good ideas, but we need the community to come out in support and funds need to be allocated for these things also.

Fred next brought up the boat rack, and said that there is a \$25/year fee for a spot on the rack. Fred said that the rack is so popular that a second tier for lighter weight boats or kayaks had been suggested. Fred said that the boat rack was put in because there is a restriction in place against leaving boats on the beach at night, so it gives people a place to put their watercraft.

Fred said that there is **no Unfinished Business**. He went on to talk about the cypress trees which had been planted in the wet area over a year ago and are doing well and said that some were already 6 or 7 feet tall. He had used a weed eater a bit around the trees, and said that it was going to be a pretty little forest with a little more growth.

For **New Business** Fred next brought up the date of the Annual Meeting and said that in the bylaws it states it will held in July. He thought that month was chosen because when Greene Acres was begun it was mostly used as a vacation place and that's when owners would most likely be here. He next asked for a show of hands from those present if they lived in Greene Acres permanently. A majority of hands were raised. Fred said a suggestion had been made to move the Annual Meeting to mid or late September, when the weather would most likely be cooler. He said that a community vote would be necessary to change it, so that might be a ballot item at the 2018 Annual Meeting. Member Carol Weiss suggested that a rain date might be necessary if the meeting was moved to September because of the greater potential for storms that month. Fred asked for questions and comments and Carol Weiss thanked the board for all their hard work and time.

Fred next went back to a Safety & Security item. He said there had been a lot of discussion about securing the front entrance and that the gate to the common area had been repaired, so the expense of a new gate had been avoided. Fred said there had been discussion of putting in a fence at the end of the dam on the GAPOA property line to exclude trespassers from that direction, and that he had been approached by people asking the board to do something about trespassers in the common area. He said options to resolve that problem would be addressed in the Executive session following the meeting. There were no further questions or comments from the audience.

Fred next announced the raffle drawing. Members drew for a chance to win gift certificates to local restaurants, outdoor kits, nature books, bird houses and a wreath. The Grand Prize of one free assessment each was won by Chris Taylor and Rosalie Smith!

At that time the Annual meeting was adjourned.