

Greene Acres Property Owners Association Regular Board Meeting
Saturday, July 22, 2017
Greene County Administration Building

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, Lydia Price, Doug Price, Anthea Haselden, John Haselden

A quorum was certified and minutes from the April 22, 2017 regular board meeting were read by secretary Terry Hodge. Debbie T clarified how the board minutes are read for the new members. A motion to accept the minutes as read was made by Doug Price. Al Hodge seconded. All voted in favor.

Old Business:

Debbie T said she contacted Premier Vinyl re going ahead with installation of the fence at the east end of the dam, and said on Tuesday, July 18th, she mailed the signed contract back to them with the 25% deposit of approximately \$400. Debbie said Premier Vinyl expected to be able to start the installation in 3-4 weeks. Fred noted that a day or two before the start date he would undertake cutting back the bushes and marking the new fence line there.

Fred brought up the possible extension of the boat rack and those members who haven't paid the yearly fee for their spot. Debbie T said she had sent two sets of invoices so far to those people who still owe their \$25 yearly fee. She asked for board approval to send a third letter informing those owners that, as there are others who are waiting for a slot, their boat will be removed if payment isn't received. After discussion all voted in favor of sending a third letter as stated.

New Business:

Fred asked Anthea Haselden to chair a welcome committee and to come up with a welcome packet for new property owners in the community, perhaps including brochures from the Greene County Visitors Center. Anthea agreed. Fred then asked the Prices (as next newest members) to discuss with Anthea the information which would have been most helpful to them when they first moved here.

Fred next asked for discussion of the **2017-2018 budget**. Debbie T went over the budget handouts she had provided, which outlined the previous year's income and expenditures and the draft of this year's projected expenditures. Debbie also pointed out the worksheet given which gave information from the 2012 Treasurer's Report to the present. Debbie stated that \$14,000+ *over* the projected income was received last year, and she put that figure in the budget as a carryover item, as funds available to spend for upcoming projects: fencing on the dam, two state required dam studies, and a possible dam inundation report due in 2018 and the pavilion repairs. Debbie stated she projected assessments revenue exactly as last year, based on 310 paying lots out of 355 and that 45 lots are non-paying or delinquent. Debbie did not consider an increase in assessments was necessary this year based on last years increase in revenue. Next Debbie explained in detail each item on the budget handouts and the amounts paid, which the board discussed.

Fred mentioned late invoices were recently received from a previous board member totaling almost \$500 and dating back to October 2016, and which should have been turned in immediately for reimbursement but weren't. Fred encouraged board members to promptly turn in receipts for reimbursement as soon as an expense is incurred, so that it can be paid in the same fiscal year. After discussion a proposal was made

that a receipt must be turned in for reimbursement within 90 days or it will be denied. Debbie T made the motion. Debbie B seconded. All voted in favor.

Discussion followed regarding *proposed expenditures:

1. for the fencing on the east end of the dam (\$2000, contract already signed)
2. the dam inspections which are required every 3 years (Fred clarified that our dam is in the middle category of three: severe, high and low: our dam is considered high), one inspection now and a recertification in 2018 (\$3000--plus an unknown amount if an inundation study is required)
3. the pavilion repairs--Property Manager Wesley Baugher provided a cost estimate (\$4000--with any leftover funds to be used to expand the boat rack)
4. Roads (\$26,150): Fred, Wesley and Al met with the contractor who did a large amount of the grading work on the dam and who also does road work. That contractor recommended crush & run on the main loop (2-½ miles) and then two layers of tar & chip. His estimate was \$1.40/sq.ft. x 16' width, which would total \$22,000 for every 1000 feet. Discussion followed. Fred recommended a Roads committee be established to research and make a report, but in the interim asked Wesley B if he would agree to be in charge of roads maintenance decisions, with projected funds available quarterly. Wesley agreed. At this point Debbie T asked Wesley if he would agree to renew his contract as Property Manager for 2018 and he agreed. Fred made the motion that Wesley Baugher be empowered to make roads maintenance decisions until a new Roads chair is named and that a Roads Committee be formed. Lydia Price seconded.

***All projected amounts stay the same except Lien/Legal:**

- **\$7,000 up from \$6,500 (increase is to pay auditor, or donate to charity of his choice if payment is refused as in past);**
- **Roads: \$26,150 up from \$25,000 (additional funds added from revenue increase);**
- **\$5,000 (excess income received) into the reserve account;**
- **\$2,000 Maintenance (new category);**
- **combine Beach/Rec & Dam/Lake amounts: \$700 total;**
- **Fencing: \$2,000;**
- **Pavilion Repair: \$4,000;**
- **Dam inspection: \$3,000;**
- **total projected budget: \$79,150.00.**

Fred asked for a motion to accept the proposed budget as presented. Debbie B made the motion. Doug seconded. All voted in favor.

Next Debbie T brought up investing a portion of the reserve fund in a higher yield guaranteed account than the present extremely low-return savings account. Discussion followed. Fred suggested that Debbie investigate other investment options for a portion of the reserve. Debbie suggested she and Terry together look into local bank investment options for at least half of the reserve, or \$50,000. Terry agreed. Fred suggested that Debbie T and Terry investigate and move \$50,000 of the reserve fund into a higher yield, guaranteed no-loss, interest-bearing account (CD, money market, mutual fund etc).

Roads maintenance discussion: Debbie T made a motion that the Roads committee bring a 5-year plan to the next board meeting outlining a calendar of maintenance for the main loop and the side roads, and identifying by year which roads will be projected to receive additional maintenance (extra gravel etc). Debbie B suggested that all male board members and Wesley be on the Roads committee. Lydia seconded. All voted in favor.

Fred noted that he had contacted the auditor and was expecting his report and recommendations very shortly. Previously, Al Peschke, the auditor, had refused the \$500 payment, so a donation was made in his

name to the USO, as he is retired military. Fred said that he would contact Mr. Peschke and ask him to name a charity for the donation if he refuses payment for his services again this year. Fred suggested the payment be taken out of the Legal services. Debbie T agreed.

Fred next brought up **scheduling the 2017-2018 Board meetings**. After discussion the following dates were approved:

Sept. 30th, Saturday, 10am at the Admin. Bldg.,

*Nov. 9th, Thursday, 6pm at the Admin Bldg., ***SPECIAL MTG: vote to**

move the Annual Mtg from July to September, ballot items & bylaw changes,

Feb. 10th, Saturday, 10am at the Admin Bldg. (*must be checked against Admin 2018 calendar*),

April 14th, Saturday, 10am at the Admin Bldg. (*must be checked against Admin 2018 calendar*),

July 21st, Saturday, Board meeting at the Pavilion???

***JULY ANNUAL MEETING MOVED TO SEPTEMBER 2018*???**

Next Lydia asked for information re the past Activities schedule. She suggested having the Wildlife Center of Virginia out to give a presentation to the community, possibly on a Saturday, with accompanying crafts (making birdhouses?) provided by the Activities committee. Debbie T said that as of this date the pavilion is still available all Saturday's in September.

At this time the regular board meeting was recessed for a short Executive Session. Wesley Baugher was asked to wait outside the room in the interim.

After a brief interval the Regular board meeting was resumed. As there was no further business Fred asked for a motion to adjourn the regular board meeting. Al Hodge made the motion. Lydia Price seconded. All voted in favor.