

Greene Acres Property Owners Association Regular Board Meeting
Saturday, September 30, 2017
Greene County Administration Building

Chairman Fred Turck called the meeting to order at approximately 10:05 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 July 22, 2017 regular board meeting were read by secretary Terry Hodge. A motion to accept the minutes as read was made by John Haselden. Debbie Turck seconded. All voted in favor.

Fred asked Debbie Turck for the **Treasurer's Report**. Debbie went over the Report printouts she had provided which delineated the proposed budget for the year of revenue and expenditures. She stated that so far this year there had been collected \$3800 in revenue and expenditures so far had been \$22,000, which included road work on Stephanie St. and by the lake area, a partial down payment for the gate repair, and the fencing installed at the east end of the dam. Debbie went over the payments to vendors and stated that the current balance in the checking account is \$29,759.21. Debbie said that per the vote, half the reserve, or \$50,000, had been moved to Fidelity Life Investments, earning 2.9%, or approximately \$120/month, which would be \$11,000 interest at the end of seven years. Debbie said that no taxes would be paid until the end of the seven years. She said that per the vote at the last board meeting, the GAPOA accounts had been transferred to United Bank because they offer better packages and that the checking account and regular savings accounts had together earned about \$7.00 so far. Debbie went on to say that it was a fairly quiet time for the accounts without much income or expenditures. As there were no questions, Fred asked for a motion to accept the Treasurer's Report as presented. Debbie Baugher made the motion, Lydia Price seconded. All voted in favor.

Fred next asked for the Committee Reports.

Fred stated that the **Roads Committee** is chaired by himself, Doug Price, Al Hodge, John Haselden and Property Manager Wesley Baugher. Fred asked Wesley to go over the work done on the roads so far. Wesley stated that work had been done on Stephanie St. and that Randy Morris had been out to put the crown back on the road there and by the lake. Wesley said that approximately 10 loads of gravel had been put down and more would probably be necessary this winter. Wesley said that the next crush and run would be put on the main loop as that is the most used. Fred said the Committee would come up with a schedule of which roads needed work done on them next.

Al Hodge provided the **Environmental Committee Report**. Al stated that a copy of the lake water analysis report had been made available to the members. He said the report showed the lake to be in great shape as to bacteria count etc. Al stated there is some algae but that is not problematic, and that he went around to several lots with lake access regarding the increase in pond weed. Al said some solutions to reduce the pond weed would be more carp to eat it, or a machine to collect the weed, but he had no idea of the cost. Discussion followed as to whether more carp should be put in, as the last time they were stocked was 2010/2011. Fred asked Al to investigate purchasing more sterile carp. Debbie B asked Al to let Gina Sensabaugh know that the board is looking into solutions to the pond weed problem, as she had been asking about it.

Al next said that the following letters had been sent: 1) a letter to a resident re complaints received regarding noise and ATV use on Gapoa roads, 2) a letter to a prospective buyer on July 25th informing

them of Gapoa Bylaws and Covenants. Al said they had sent back a house building plan which did not include the required building fee. Al stated that on September 14th he sent a certified letter asking for the money due and also an updated plan which should include the planned driveway. He said that at this point the letter hadn't been picked up. Al asked what action he should take next. Debbie T said that the lawyers suggested a letter by regular mail should also be sent, and then an invoice and notice of lien filing. Discussion followed and it was suggested that the builder (Buck Shifflett) should be contacted, as in the past he has paid the Gapoa fees himself. Debbie T suggested copying Buck on the letters sent to the prospective buyers.

Al next stated that the damaged culvert on Top Ridge had still not been repaired, despite the certified letter sent to the builder (Buck Shifflett). Al asked what further action he should take. Lydia Price stated that they had contacted Buck several times regarding the issue without result. Debbie B suggested Al call Buck directly and Al said he would contact the Lydia Mountain secretary.

Debbie T provided the **Legal & Insurance Committee Report**. Debbie stated that for **Insurance** a claim had been filed for damage to the gate because of the lightning strike. She said a payment was received for a portion of the gate repair, for what was allowed according to the language of the policy. Debbie stated the policy is coming due for renewal in November and that the new policy should specifically cover the gate and the mailbox area also. Debbie said she did find a clause in the policy which stated that even if insured no more than \$5000 would be paid and that the language needed clarification.

For **Legal**, Debbie stated that things are at a standstill: some elderly owners whose only income is social security, which can't be garnished. She said that there is a judgement on one person and Gapoa is pursuing a 'rent garnishment' as it is a rental property and the court date is December 6th. Debbie went on to say that Gapoa had tried wage and bank garnishments on another owner, but those had been disallowed. She said Gapoa had a large judgement against another owner, but that the county filed a judgement lien against them in April, which comes before ours, and they forgot to notify the owner, so that is at a standstill. Debbie said she would contact the county attorney for an update on the case. Debbie said other Gapoa cases are stagnant, as there are no resources to collect from. Debbie noted that a couple owners owe Gapoa over \$10,000 because of legal fees, but a decision would have to be made whether to pursue a legal foreclosure. Fred suggested Debbie ask the attorneys for guidance on which option to pursue in those instances. Fred also suggested setting up a meeting with the attorneys to go over the Insurance policy and legal issues, perhaps during a Gapoa work session.

Fred next asked for the **Activities Committee Report**. Lydia Price said there was a successful presentation by the Wildlife Center of Virginia at the August 23rd Back to School activity, followed by a craft activity presented by Anthea Haselden. Anthea suggested that in the future only a main activity should be planned, as children are too restless for much else. Fred then asked for a motion to plan the next activity. Anthea Haselden made the motion to plan a Halloween activity. John Haselden seconded. All voted in favor. Debbie T asked what amount would be expended for the activity. Fred stated that each committee is allowed \$100 to spend. Discussion followed re setting a date for the Halloween activity, and the evening of Sunday, October 29th was chosen.

Debbie B provided the **Membership & Nominating Committee Report**. Debbie said she had no report as the Board is full, so there was no need to ask for volunteers.

Fred next said that there is no **Safety & Services Committee**, but asked if the board members had anything to say or issues to report in that regard and there was none.

Fred next asked Terry for a **Newsletter** update. Terry asked the board to set a date to get the next newsletter out and for suggestions. After discussion, the board decided the next newsletter should go out in mid-November, and include a reminder re parking on the roads during the winter road clearance season.

Fred next brought up the **Entrance Beautification & Maintenance**. Al stated that he has been bringing jugs of water to the entrance and owner Celina Nowicki has been using them to keep the plants watered and that they are thriving. Fred stated his intention to prune the butterfly bushes at the entrance over the upcoming weekend. Lydia Price said she would like to take on beautifying the upper entrance on Turkey Ridge. Fred next brought up the wooden wreath he and Debbie T had made and put up on the mailbox cover, with the intent to change it seasonally. He asked the board for a motion to approve decorating the mailbox cover this way. Terry Hodge made the motion. John Haselden seconded. All voted in favor.

Old Business:

Fred brought up the boat rack storage and pavilion repair. He asked Property Manager Wesley Baugher whether the pavilion repair is still set to be done this winter and putting the second tier on the boat rack for more storage. Wesley said yes those projects are scheduled.

New Business:

Fred asked whether there is still a need for work sessions to clean up the language of the Gapoa governing documents. Debbie T said a special meeting is required to change the date of the annual meeting from July to September, which requires a change in the bylaws, and the membership must be notified of the meeting date. Fred said the notification could go out in the January newsletter. Debbie T said a work session date for cleaning up the bylaws language needed to be scheduled before that newsletter. After discussion a work session was scheduled for Tuesday, October 24th, 6pm. Lydia Price volunteered to host the work session in her home.

Fred asked Wesley about closing the bath house. Wesley said he would close the bath house after the Halloween activity on October 29th.

Fred next brought up the gate repair. Debbie T said the repair is ongoing, but it is non-functional at this time and that the company is presently working on programming the cards. Debbie stated the remainder of that bill won't be paid until the gate is fully operational.

Fred next brought up the fence recently installed at the southeast end of the dam, as voted in by the membership and board. Member Eddie Medeiros asked the board to finish any other new business as he had extensive comments to make about this issue.

Fred then stated that at the last election a trial was made to allow owners to display political signs on their property. Fred suggested continuing the practice. Eddie Medeiros stated that only signs on the common property and business signs could be prohibited, any other signs on personal property couldn't legally be disallowed. Fred said that new speed limit signs had been put up and there was discussion re getting solar powered lights to go on top of those poles. He said a motorcycle sign had been put up by the owner on one corner and electric 15 mph signs put up by Al Hodge, but no complaints about either had been received. Fred suggested asking the attorneys for clarification re allowable prohibitions regarding signage. Anthea Haselden said that her research signified the board could be liable if safety signs, such as the motorcycle sign, were removed and someone was subsequently injured. Anthea went on to say that local and state police could only charge someone in our community for DUI or reckless driving. Fred next

asked if anyone had a problem with the 'Drive like your kids live here' signs or the electric 15 mph signs, no one did.

Fred next brought up the lightning strike and gate repair. He stated that the internet at the lake is back up and running but the lake cameras no longer show color. Fred asked the board whether the cameras should be replaced or repaired. Al Hodge suggested looking into the cost of new cameras, but tabling the issue until next summer, as school is open now and cooler weather already here so attendance at the lake has greatly lessened.

Fred then asked for comments from the members. Member Eddie Medeiros spoke about the fence recently installed at the east end of the dam and the barbed wire between his property and his neighbors. Eddie introduced himself and read over the list of issues he presented. He provided everyone with a copy of the letter he had sent his neighbors and a sheet listing his concerns re the chain link fence as well as copies of photographs of the fence to pass around. Anthea asked for clarification and Eddie said there are two issues, one between himself and his neighbor re the barbed wire, and the other between himself and the board regarding his request to remove the chain link fence.

Extensive discussion followed between the board and Eddie Medeiros, with comments from Property Manager Wesley Baugher and member Russ Wright.

Fred asked the board to make a motion to place this issue onto the agenda for the next regular board meeting on November 9th, to be discussed and voted on at that time. Terry made the motion. Lydia seconded, requesting that the board also discuss at that time what type of fencing is to be used in future. Debbie T clarified that the board should be prepared to vote on these issues at the next board meeting. Fred asked if any further clarification was necessary, and as there was none, asked for a vote in favor of the motion on the table. One board member voted nay, all others voted aye. There were no abstentions. The ayes carried. Eddie thanked the board for hearing his request.

Fred restated that the next regular board meeting is scheduled for November, 9th, 6 p.m. at the Administration building. As there was no further business, and no need for an executive session, Fred thanked everyone for attending and the regular board meeting was adjourned.