

Greene Acres Property Owners Association Regular Board Meeting
Thursday, November 9, 2017
Greene County Administration Building

Chairman Fred Turck called the meeting to order at approximately 6:00 p.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 by secretary Terry Hodge. At this point Chairman Fred Turck asked Debbie Turck to introduce Captain David Roach, of the Greene County Sheriff's office. Debbie did so, adding that Captain Roach had asked to be given a few minutes to speak at a GAPOA board meeting. Debbie asked the board members to introduce themselves and then thanked the Captain for taking the time out of his busy schedule to speak to the GAPOA community.

Captain Roach began by stating that the Sheriff's office had been meeting with various Greene County communities in order to receive and disseminate information. He provided the police activity report on Greene Acres Roads North & South since January 1, 2017, with a breakdown of service calls (serving papers), a high number of animal calls, suspicious circumstances and welfare checks. Captain Roach said there were no bodily injury calls, but there were a few deaths requiring law enforcement presence. At this point he asked for questions and answered the following:

- Could there be an increased presence/patrols in Greene Acres? Captain Roach stated that there are four (4) teams working five to five shifts on a 3/2 schedule, and that about once a night a patrol car usually drove through Greene Acres. He stated however, that responses to calls could take as long as 20 minutes if a patrol had to come from the far side of the county. Fred stated that there is no formal Neighborhood watch program, but that informally the community uses the GAPOA facebook page to alert members of questionable activity, and that seemed to work quite well. Captain Roach said that it is most effective to have such a network in place. He stated that the Sheriff's office could provide 'game cameras' to record unlawful activity if the need arose.
- Does the Sheriff's office still provide vacation checks? Captain Roach said yes, that homeowners can notify them and, after approval, be put on a 'hot sheet' or listing of homes whose owners are away. Captain Roach said homeowners are asked to provide the S.O. with destination and contact information.
- What are the guidelines for barking dogs? Captain Roach stated that twenty (20) minutes of persistent barking are required before a violation is considered to occur. He went on to say that there is not much success in court upholding these sorts of citations.
- Are there electronic speed monitoring devices (example: your speed is xx) available to communities to rent or buy? Captain Roach said those devices aren't provided by local agencies, and also speeds below 25mph are not enforced. Fred said the board had recently reduced speed limits to 15mph in an effort to reduce wear and tear on Greene Acres roads and to make it less hazardous to pedestrians, cyclists etc.
- Clarify what sort of animal calls there are. Captain Roach said they are mostly domestic animal complaints, but some wildlife. He stated that wildlife calls are for the most part handled by the Game Commission, with county officers in support.

Captain Roach concluded by thanking everyone for their time, and Fred thanked him for coming out and said he would let the Captain know when the next meeting is held in hopes another informational visit would be possible. The board members all thanked him as well.

Fred then asked Terry to read a summary of the minutes from the September 30, 2017 regular board meeting and she did so. Fred asked for a motion to accept the minutes as read. Doug Price made the motion. All voted in favor.

At that time Debbie T said she had meant to mention as a follow-up to the letters Al Hodge, Environmental Chair had sent out re noise and ATV usage on GAPOA roads. She said that a response had been received from the homeowners, thanking him for the notification, and stating that they would be sure to no longer play their car radio too loud, and would not use their ATV on GAPOA roads. Debbie said it was the first time a positive written response had been received after a violation letter was sent.

Fred asked Debbie Turck for the **Treasurer's Report**. Debbie went over the Report printouts she had provided, stating that there was little revenue at this time of year and that there wouldn't be much until the March assessments came due. She said expenditures were on target, but that she hadn't paid the 2nd half due to the gate company, as the gate hadn't been functional for very long. Debbie went on to say that one building fee had been collected for the construction on Top Ridge and that a second house was going up there. She said some houses had recently sold and that was why some past years arrears had been paid, which had to happen in order for those sales to go through. Debbie said the checking account balance as of the end of October is \$28,024.87 and that in savings there is \$47,819.53. She said the remaining \$50,000 is invested in Fidelity Life Investments. Debbie stated the remaining two pages of the Report gave a detailed breakdown of income and expenditures. She said that the work on the pavilion roof that Property Manager Wesley Baugher had done came in at \$2,538.54, which was less than the \$4,000 budgeted, and thanked Wesley for managing to bring that job in for so much less. Wesley said that there was still a small amount of work to be done on the posts, but that was all. Fred asked for a motion to accept the Treasurer's Report as presented. Terry Hodge made the motion. Lydia Price seconded. All voted in favor.

Fred asked if Debbie T had anything to add regarding the audit report. Debbie said that the letter received regarding the audit had been emailed out in July, but that it hadn't yet been officially presented at a board meeting or entered into the record. She said a letter thanking auditor Al Peschke for the work should be sent also. Mr. Peschke had suggested that the detailed Treasurer's Reports given to board members at regular meetings might also be uploaded to the website in addition to the projected yearly budgets that are already being posted. Debbie advised against that step, as the website is open to the public, and those detailed reports are for property owners only. Fred asked Terry to draft a formal letter to Mr. Peschke thanking him for donating his fee (\$500) back to the Association to be used as the board sees fit towards betterment of the community.

Fred next asked for the Committee Reports.

Fred stated that there hadn't been a need for the **Roads Committee** to meet, but asked Property Manager Wesley Baugher whether anything major still needed doing. Wesley said that Boo is back in business and he hoped to get more gravel in. Fred stated that the repair work done earlier on Lisa Lane and by the pavilion had been holding up very well. Debbie B asked about the wide area by the lake. Wesley told her that was a job for next year and Randy had suggested mounding it up in the middle, which would help water drain off into the ditches. Fred suggested reviewing the roads projects in the spring to see if that job was still the most necessary. *Lydia commented that the culvert repair on her driveway had finally taken place, but wasn't sure that was a topic for the Roads committee or for Environmental. Fred said it's for Environmental, but it's always nice to hear good news. Lydia went on to say that Buck had put a tree stump at the end of the culvert to prevent anyone from driving over the end and that they had contacted him to see if he intended to put in anything more permanent, but hadn't heard back yet.

Al Hodge provided the **Environmental Committee Report**. Al said that the construction fee had been received for the Little house, and that the *culvert repair report had already been given. Fred suggested that a thank you letter be made up to send out to property owners expressing appreciation of their willingness to cooperate with the board, and that such a response should be common practice from this point forward.

Debbie T provided the **Legal & Insurance Committee Report**. Debbie stated that part of the **Insurance** was paid in November, as was itemized in the budget report. She said it went down a little because some items came off, but then the gate and mailbox cover were added onto the policy. Debbie stated the new policy is in effect for two (2) years. Fred asked whether the attorney(s) were going to be asked to attend a board meeting to discuss the insurance policy and Debbie stated yes that is still the plan. For **Legal**, Debbie said that she has received the November 1st report from the attorneys, but that they have some questions they want the board to advise them on. Debbie stated she had contacted the county attorney regarding one of their foreclosure suits, as they had started procedures last May but failed to notify that person. So, that notice had to be resent and she hasn't heard from them since. She said we were trying to let the county do the work in that particular case.

Fred next asked for the **Activities Committee Report**. Anthea said the Trunk or Treat Activity on October 29th was fine, but perhaps a rain-date should be included in future, as the extremely cold, wet, windy weather kept attendees away this year. Fred said probably scheduling of activities would be on hold during the winter months, but wanted an idea of when to plan another cleanup event. He was told that had been scheduled in the spring the last two times. A suggestion was also made to consider making a GAPOA float for the July 4th parade this coming year.

Debbie B provided the **Membership & Nominating Committee Report**. Debbie stated that the Heyden property is for sale with Remax Realtors. Debbie T said she intends to inform the realtors of the GAPOA judgement on that property. Debbie B went on to say that the Dziurdzy property on Meadow has been sold and their closing is in December. Debbie T added that she had received a letter from AnneMarie Guadagno informing of her intention to rent her property. Debbie T said Ms. Guadagno had enclosed a check for next years rental fee, but that she still owes for last year and part of the year before. Debbie went on to say she would be contacting her re this and informing her she will owe double for renting it. Debbie B said she hadn't received any more calls for membership issues.

Fred next said he had no issues to report for the **Safety & Services Committee**, but asked if the board members had anything to say. Debbie B said the Cudahy's have not secured their boats, but they had been informed they should. Fred said there are open slots on the expanded boat rack. The Prices said they would like to rent another slot.

Fred next spoke about starting a **Welcome Committee**, which had been suggested in the past. Fred said he thought some sort of welcome package would make a good introduction to the community and a way of getting to know new neighbors. He suggested pamphlets and brochures from the Greene County Visitors Center would be nice inclusions, and asked the board to consider other things to add to a welcome package. Fred asked the board to consider the idea over the winter with the intention of taking up the point again in the spring.

Fred next asked Terry for a **Newsletter** update. Terry said she had the following items for the next newsletter: Reminder re winter snow season and keeping vehicles off the road edges; special meeting dates for ballot items; an item about the new gate control; asking owners with rentals to notify the board who their renters are. Fred asked whether a date to put out the next newsletter had been chosen. Debbie T

said the special meeting dates need to be chosen first. Fred said he had several items to include in the newsletter.

Fred next asked Al if he had any information on the **Entrance Beautification & Maintenance**. Al said there was nothing much to add, since the winter season was approaching. Fred said that in the fall he and Debbie T had hung the wooden leaves wreath on the mailbox cover for a little seasonal beautification, and they would like to replace it with ornaments in a round for Christmas and then a snowflake for the winter, with the board's approval. The board were all in favor.

Old Business:

The following items were discussed:

- the Pavilion repair, Fred stated that the new roof had been installed and looked really good
- voting on the fence at the southwest end of the dam. After discussion, as Mr. Medeiros was not present, the board decided to table the issue until a future meeting in order to give him an opportunity for input towards the board decision.
- lightning strike repairs: Fred said the cameras were still working, but only in black and white. After discussion the board decided to table the issue of adding a camera at the gate until a future date. The board then discussed adding a light by the gate and decided that Debbie B and Debbie T would look for a nice light fixture to be installed at the gate.

New Business:

The following items were discussed:

- the date of the Special meetings to be set for 1) presenting the Bylaw, Covenant and Rules & Regulations revisions to the membership and then 2) for the membership to vote on those revisions as ballot items. After discussion, the board decided to combine a special meeting with the next next regular board meeting being held on February 10th. A suggestion was made that the second special meeting could be combined with the April 14th regular board meeting. Terry said she would include the information in the newsletter and have it ready to go by the beginning of January 2018. After discussion the board decided to schedule a work session on Saturday, January 6th, to get the next newsletter ready for mailing the following week.
- restocking the lake with grass carp. Fred said that the carp are stocked in the spring, so an order for them should probably be placed by February, and therefore an immediate decision is necessary. Terry said G. Sensabaugh had volunteered to head a fundraiser for purchasing carp. Fred suggested that the fundraiser be added as an item to the next newsletter, and asked Terry to let Gina know she has board approval to go ahead to raise funds between now and the February 10th board meeting.
- setting up dam inspections. Fred said he would get together with Al and try to set up a meeting with the dam inspector after the first of the year so that a report might be made at the February 10th board meeting.

Fred asked for comments from the members. He said that the Thursday evening board meetings, which had been scheduled as a convenience for members who can't come to Saturday meetings, don't seem to draw any more attendees. Debbie T said the February and April 2018 board meetings (both on Saturday) had been put on the Administration building calendar.

At approximately 7:22 p.m., as there was no other business, the regular meeting was recessed and the board moved into Executive session.

The board returned from Executive Session, and as there was no further business, Fred asked for a motion to adjourn the regular board meeting. Debbie T made the motion, Doug Price seconded. All voted in favor. Fred thanked everyone for attending and the regular board meeting was adjourned.