

Greene Acres Property Owners Association Regular Board Meeting
Saturday, February 10, 2018
Greene County Administration Building

Chairman Fred Turck called the meeting to order at approximately 12:00 p.m.

Board Members present: Fred Turck, Debbie Turck, Debbie Baugher, Al Hodge, Terry Hodge, Lydia Price, Doug Price, Anthea Haselden, John Haselden

Fred asked for comments from the members. At this point prospective new member Michael Ivory, who is considering buying property in Greene Acres, presented to the board his plan for a home constructed of shipping containers. Mr Ivory asked whether his plan as presented would meet GAPOA building constraints. Discussion followed and Mr Ivory was told that his plan would most likely be acceptable, subject to the usual approved Greene County construction permits and GAPOA bylaws.

As a quorum had been previously certified at the Special Meeting, Fred asked Terry to read a summary of the minutes from the November 9th, 2017 regular board meeting and she did so. Fred asked for a motion to accept the minutes as read. Doug Price made the motion. Lydia Price seconded. All voted in favor.

Fred asked Debbie Turck for the **Treasurer's Report**. Debbie stated that as far as income, \$3000+ had been collected in prior years arrears, because judgement monies had been collected from one member. Debbie went on to say that Al had made a point of pressing for payment of the building fees on two new homes being constructed, and those had been received. Debbie said that for expenditures, the \$400 budgeted for the gate had been exceeded because of the lightning strike damage and come in at \$7700, but that \$2500 of that had been returned from insurance. Debbie stated that assessment notices had been sent and that a slip had been included asking for donations to the 'Carp Fund'. She noted that the \$14,000 balance in the checking account should be enough to cover expenses until assessment payments began to come in. Debbie went on to say that she had also received payment for two rental assessments from one member. Debbie stated that she and Fred had put a 'donation button' on the website, for those members wishing to donate to the Carp Fund. Fred asked for questions and Property Manager Wesley Baugher asked if more money than was needed to restock carp into the lake were collected, would the extra funds be used to buy more fish? He was told yes, and in that instance the game department would be contacted for recommendations. Fred asked for a motion to accept the Treasurer's Report as presented. Terry made the motion. Debbie B seconded. All voted in favor.

Fred next asked for the Committee Reports.

Fred asked Property Manager Wesley B for an update for the **Roads Committee** and whether a couple more loads of gravel would be spread. Wesley said that he had already put some gravel down but that he would be contacting Boo to come and put more gravel on Top Ridge and for the circle. He said once the circle was done then the side roads would be given attention. Al asked whether supplies of gravel were on hand and Wesley said he intended to have Boo bring more in. Al asked whether piles of gravel were still usable if they were wet and frozen and Wesley said they were. Debbie B asked for clarification if Wesley meant quarry dust or gravel, as quarry dust would freeze hard. Wesley said he meant gravel. Fred noted that only \$9000 of the \$26,000 allotted for roads had been spent so far. Debbie T asked Wesley to let her know if he was going to make a large withdrawal of funds for roads. Wesley said the last bill for gravel was \$1000 and he didn't anticipate larger amounts being required at one time.

Al Hodge provided the **Environmental Committee Report**. Al said that payment was received for one house being constructed on High Ridge. Al noted that he had sent a thank you letter to the individuals

agreeing to cooperate with the board in regard to mitigation of complaints received, per Fred's previous suggestion. Al said he had checked with the complainant and they were happy with the resolution. Debbie T suggested that a board member delegation (consisting of more than one member) should speak to the people on Tall Pines (address on Pete's Place) who have multiple vehicles parked on their property in plain view. Fred noted that those owners are current in their assessments and Al said he had noticed previously that several of the vehicles were not tagged or registered. Debbie T said in that case, instead of a visit, a letter of violation should be sent. Fred said the letter should request a meeting with the board to discuss mitigation options.

Debbie T provided the **Legal & Insurance Committee Report**. Debbie stated that the one judgement previously mentioned had been paid and that she would be filing warrants on all other owners who have at least \$5000 to \$6000 outstanding, as there are fees and court costs attendant to each filing. Debbie said she had spoken to the GAPOA lawyers recently re the liens, which are good for 3 (three) years. Because of the change in the billing cycle Debbie stated she doesn't want to wait until the next bill comes due in 60 days before filing the new liens, as the warrants coming due in January would no longer be valid. Debbie said she had forwarded a request to the attorneys to proceed with foreclosure on Wheeler, and that she had attempted to contact the county attorney without response. Debbie said the 16/17 taxes were still due on that property and she would check into whether a law had been passed no longer allowing individuals to waive their taxes. Debbie said she had asked the attorneys to proceed with a foreclosure filing against Heyden also. Next Debbie asked the board to discuss sending a notification letter to the Skycap Section 8 program re a particular owner renting out his property through the program and who is \$1500 in arrears on his assessments. After discussion the decision was to not send a letter, just a file a warrant. Debbie said she would appreciate other board members coming to court with her on the day she files the warrants.

Debbie T went on to say that she had ordered hangtags, and they were due to come in the following week. She said the new tags are bright orange for this year, and that a labeling session would be necessary to get them ready to send out.

Debbie T next brought up the Hardship Fund and said that a copy of the proposed guidelines had been given out for the board to examine. Debbie said she expected assessment relief requests to come in shortly, which is why the board needed to vote on the guidelines now. The board examined the Hardship Fund guidelines. Al made a motion to approve the guidelines as proposed. Fred asked whether all were in favor of accepting the new guidelines. Eight members voted aye, one vote nay. The ayes carried.

Fred next asked for the **Activities Committee Report**. Lydia stated that because of the cold weather no activities had been planned, but that a float for the July 4th parade had previously been discussed. Fred suggested reaching out to the parade committee for information and discussing options again at the next regular board meeting.

Debbie B provided the **Membership & Nominating Committee Report**. Debbie stated that there was nothing to report, and wouldn't be until closer to election time.

Fred next said he had no issues to report for the **Safety & Services Committee**, but mentioned a recent facebook post and the idea of a Neighborhood Watch. Fred said there is already an informal watch, which seems to be quite effective, which is the GAPOA facebook page. He asked Al to show a printout of a recent facebook post, which had been deleted almost immediately, as no one else had seen it. Al passed the paper around, which showed an owner stating that their car had been broken into and items stolen. Fred suggested encouraging members to contact police in these situations, not just to post on facebook.

Fred said he also appreciated the member who started a fb page where owners could post pictures of their pets, so they could be identified if they strayed from home.

Fred asked if there was information from the **Welcome Committee**. Debbie T said she would print out a property report from the Greene County website and compare it to the GAPOA list of owners, to identify new members. Debbie said she would forward new member information to Anthea and Lydia so they could make up a welcome packet for them.

Fred next asked for any information on the ***Entrance Beautification & Maintenance**. Fred said he intended to move the lights at the main entrance so the vegetation wouldn't block them. Lydia asked what would decorate the mailbox cover after the snowflake presently there. Fred said it would be something for spring and then something for summer. Fred invited the board to make or donate something.

Old Business:

The following item was discussed:

- the new speed limit, which Fred said some were abiding by and others weren't. Debbie T said the solar lights placed over some signs weren't working very well.
- The Neighborhood watch was already addressed

*Lydia spoke referring back to the **Entrance Beautification** and asked whether she had permission to put in rock mulch and some perennials this spring at the upper entrance on High Ridge. She was told to go ahead as she saw fit and that there was a small fund she could access to make purchases.

New Business:

The following items were discussed:

- Opening the bathhouse: Wesley said he planned an April 1st opening.
- Debbie T brought up a new item, the new gate: she wanted to give the Price's and the Haselden's the access information they would need to open or close the gate as necessary in the absence of the other board members. Debbie showed them how to use the app and suggested they go by the gate in the next week or so to practice. Fred said that the fire department would need to be notified and given a passcode or a gate card to access the lake. Al said if Debbie T would give him the card he would take it to the fire chief.
- The grass carp: Fred stated that notices had been put up asking the membership to donate towards restocking grass carp into the lake. Fred went on to say that the \$500 allocated for the audit, which Mr Peschke had donated back to the association, could be put towards the purchase. Terry stated that a letter thanking Mr Peschke for his time and generous donation had been sent immediately following the last board meeting. Fred asked Al for information on the best time to restock the lake and asked him to look into specific dates so that an order could be placed at the most ideal time. Al mentioned that a permit would be necessary, and he would look into it. Fred thought a promotional event around the restocking would be fun idea, inviting children etc. Fred passed around T-shirts to the board members and suggested that perhaps a T-shirt fundraiser might be a good way to raise money for the carp.
- The dam inspection and inundation study: Fred said he had originally reached out to the Timmons Engineering group in Richmond, but they would charge \$3000-\$3500, so he subsequently contacted Ruchman Engineering, who had done previous work on the dam, and spoke to Dan. Dan quoted \$1500 for the three things needing done, so Ruchman was given the job. Fred passed Al the paperwork received so far from them. Fred said he would sign the documents and send them back. Debbie T said she had paid the \$1500 fee. Fred said the only concern now is if the

PMP number comes back too high, then a new inundation study would be necessary, which would cost approximately \$1000. Dan told Fred that according to his numbers he didn't think a new study would be necessary. Fred said the last piece necessary for compliance is that we must show we have completed a tabletop exercise on what happens if the dam should breach. He stated he had contacted Melissa at the county and suggested a county wide exercise, which she was receptive to. Fred said Melissa was looking into trying to find an acceptable date for it. Fred said he thought VanLear would be okay with it, provided that the exercise had been scheduled, so our dam can be recertified in March. Fred stated that the grant funding for dams recently mentioned in the newspaper would not be available to us, unless a new inundation study is necessary.

- New construction: was discussed earlier
- Assessment notices: was discussed earlier
- New topic: Al asked whether new construction money and any large excess assessment monies might be put towards tarring and chipping Tall Pines this spring. Debbie T stated that there had been unforeseen expenses, approximately \$10,000 out between the dam and the gate, and that therefore there were no excess funds to spend at the moment. Fred said it could be discussed by the Roads Committee in the future.

At this time, Fred stated that comments from the members had been taken at the beginning of the meeting and asked whether there was a need to go into Executive Session. Debbie T said an Executive Session was necessary to approve the previous Executive Minutes. Fred asked for a motion to move into Executive Session to approve the previous minutes. Debbie B made the motion. Lydia Price seconded. All voted in favor.

At approximately 1:22 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, Debbie B seconded. All voted in favor.

Fred noted that the next regular board meeting was scheduled for April 14th. Debbie T stated that homework was necessary to get the proposed changes to the governing documents into ballot order. Terry agreed to meet with Debbie T the following week in order to get the ballot document(s) ready to email to the board members for approval. After discussion, Saturday, March 3rd, was selected for the next work session to stuff ballot envelopes. Al agreed to reserve the date at the Administration building for a 10:00 a.m. session.

Fred thanked everyone for attending and the regular meeting was adjourned..