

Greene Acres Property Owners Association Regular Board Meeting
Saturday, April 14, 2018
Greene County Administration Building

Chairman Fred Turck called the meeting to order at approximately 11:40 a.m.

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

Absent Board Members: Anthea Haselden, John Haselden

As a quorum had been previously certified at the Special Meeting, Fred asked Terry to read a summary of the minutes from the February 10th, 2018 regular board meeting and she did so. Fred asked for a motion to accept the minutes as read. Doug Price made the motion.

Fred asked Debbie Turck for the **Treasurer's Report**. Debbie referred everyone present to the copies of the Budget Report she had provided. She stated that collections of assessments were still a little low, but some were still coming in. Debbie said that she was preparing to send out late notices and that in May liens would be filed on those still outstanding. Debbie went on to say that more had been collected in prior years arrears than was projected, also more in building fees for the three new homes. Debbie went on to state that more had been collected for the Carp Fund, which now totaled almost \$1300. Debbie stated that expenses were on track so far, with the exception of gate maintenance, as that unexpected repair cost \$7500, but that other expenses had come in lower than expected. Debbie pointed out the month to month breakdown of income and expenditures on the Budget Report. As there were no questions, Fred asked for a motion to accept the Treasurer's Report as presented. Terry made the motion. Doug seconded. All voted in favor.

Fred next asked for the Committee Reports.

Fred gave the **Roads Committee Report** in the absence of Property Manager Wesley Baugher who had to step out. Fred stated that it had been a fairly calm winter, and that Wesley had done some ditch work recently. Debbie T stated that some notes had been included with assessments asking for gravel to be spread on GARS and on Pete's Place. Debbie B said she believed both those roads had received gravel. Fred made a note to double check those roads and the condition of the gravel. Fred asked if Doug or Al had anything to add to the Roads report and they had nothing to add.

Al provided the **Environmental Committee Report**. Al said that he had obtained the construction fee and approval for the house on Top Ridge and the new house on GARS. Al stated he had also been working on getting an order ready for carp and catfish, and said that he and Fred were planning to go pick the fish up on Saturday, May 19th and release them that day also. Al went on to say that all the monies to purchase the fish had been received by donation and wanted to thank those residents who contributed.

Debbie T provided the **Legal & Insurance Committee Report**. Debbie stated that for Legal the GAPOA lawyers were pursuing foreclosures on two properties, which have high judgements on them, which were won in court and that she expected high legal bills to result. Debbie said that \$25,000 was owed between those two properties, so recouping those monies made the legal fees worthwhile.

Fred next asked for the **Activities Committee Report**. Lydia stated that there was nothing really new to report for Activities, but that she needed feedback on whether GAPOA was going to try to enter a float in the Stanardsville July 4th Parade. She said a float decorating activity could be planned at the beach area. Doug mentioned we would need to register to enter a float, and Debbie B stated that Wesley registers

every year and he would register as Greene Acres this year. Discussion followed and it was decided to have the float decoration activity on the day before the 4th, which is Tuesday, the 3rd this year. Debbie B clarified that if it rains the activity may need to be cancelled.

Fred next mentioned the **Welcome Committee**, and stated that he would still like to get a packet put together to hand out to new residents in the community. Lydia said she would follow up on that.

Fred next said that the only issues to report for the **Safety & Services Committee**, was some speeding, but no real challenges other than complaints re dogs running loose. Fred suggested that complainants be told to first speak to the people they're having trouble with and, in the case of dogs, follow up with calls to Animal Control if they don't get a good response. Debbie B stated that there had already been vandalism in the bath house, with water being left on in the showers and the soap and towel dispensers torn from the walls. Fred noted that the shower heads had been stolen too. Member Marco Handy suggested placing cameras to record who enters the bathhouse so that some idea of the perpetrator(s) could be obtained, and destruction of property complaints filed against same. Debbie B stated that Wesley had already had to tell teenagers to leave the common area at the 10 p.m. closing time and that those teens became belligerent. Fred stated that the camera issue could be readdressed in Old Business.

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 asked Terry for information re the **Newsletter & Website**. Terry said for the next newsletter, she would want to include notice of upcoming activities in it, so the July 4th float activity would be included. Terry went on to say that for the website, she suggested taking down the information re the new gate operation, and the notice of the March 31st assessment due date extension. Debbie B suggested leaving up the gate operation instructions, as there were still people who hadn't gone to the beach yet this year. Debbie T said that the change of date for the Annual Meeting from July to September should be included in the newsletter. Debbie B suggested a line-by-line breakdown of the ballot changes be included as well. Fred suggested getting the next newsletter ready to go out before June, and Terry agreed to work on it right away.

Fred next asked for any information on the **Entrance Beautification & Maintenance**. Al said that Member Celina Nowicki had agreed to put in plants at the main entrance by the mailboxes again this year, and that she had already removed the remains of last years plantings. Lydia stated that she would like to do something simple for the upper entrance, with rock mulch and some perennials. Fred asked if she had an idea of a budget and Lydia said she and Doug were donating the plants. Fred asked Lydia to put out the word when she was ready so that people could help.

Old Business:

The following items were discussed:

- Fred asked whether another **Cleanup Day** should be scheduled. Debbie B said she thought it was a good idea, as there was so much trash accumulating. Fred asked whether it should be a trash cleanup day or a day for people to bring out yard waste and debris from storm damage. Debbie B agreed that there was a good response for the previous yard waste/storm damage cleanup day. Discussion followed re when to schedule the cleanup day. Fred suggested tentatively scheduling it for the weekend before the new September 15th Annual Membership meeting date, which would be September 8th/9th, as the first weekend in September is Labor Day. Terry stated she would include this information in the next newsletter, once the date was confirmed.
- The **Dam ReCertification** was discussed. Fred stated that he had received an email from VanLear and that everything we had submitted was good, and the monies had been paid. Fred

said the provisional dam recertification should be received any time and that full certification would follow once the required county-wide tabletop exercise had been completed.

- Fred asked Al to talk about the **Fish Project (Adopt a Carp)**. Al said that the pickup date is scheduled for Saturday, May 19th. Fred noted that with the approximately \$1300 collected from donations, and the \$500 given back to the association from the auditor, a total of almost \$1800 could be put towards the purchase. Fred said 100 carp would be purchased at a cost of \$14 each and the remainder would be used to buy channel catfish. Al said he would like to buy 200 catfish, as he was informed the lake bass would eat up half that number. Fred said he had checked with the department of game and fisheries pond management people and they confirmed there would be no conflict introducing the new fish into the present lake population. Debbie T noted that one donation had come in with a request for two of the new carp to be named after that donors grandchildren. At this point Fred presented an idea for a possible activity at the fish release. Debbie B said she didn't expect a conflict with the people who had already reserved the pavilion for that day, as they would be finished before the release happened that evening.
- The **Bathhouse** was already discussed.

New Business:

The following items were discussed:

- **Delinquent accounts.** Debbie T stated that there were about 50 delinquent accounts at this point. Debbie noted that the nice thing about the new gate was that turning off those gate access cards was much easier now. Debbie stated there was one person on a payment plan, and that the option to set up a payment plan would be included in the late notices sent out.
- **Gate cards & Hangtags.** Debbie T said that the new orange hangtags for this year had already been issued to those who have paid, and the delinquent account gate cards had been turned off and would be turned back on as those payments are received. Fred stated that after the storm the new gate automatically closed and that had been changed so that in a future power-out the gate would automatically open.
- **Pavilion Reservations.** Debbie B stated that three reservations had already been made and the parking pass system was still working well. Debbie agreed to make the board members aware via email re the parking pass color when a pavilion reservation is imminent.
- **Boat Rack.** Debbie T said that the boat rack bills had gone out at the same time as the assessment notices and that almost all of those with a boat rack slip had paid. Fred noted that six more boat slots were available as Wesley B had added on to the boat rack. Debbie asked Terry to include a notice in the next newsletter re the available boat slips and she agreed. Fred encouraged everyone with a boat in the rack to be sure to lock them up, as the association is not liable for any thefts that might occur.
- **Internet Proposal.** Debbie T gave a summary of the information gathered from the meeting held with Virginia Broadband on Thursday, April 12th, and said a survey would be going out to the community in order to determine interest.
- **Ballot Results.** Terry reported that with the count taken at today's Special Meeting all the ballot items passed by the required percentage.

At this time, Fred asked for comments from the members attending. Marco Handy asked whether the old gate cards still work and was told they do, provided the account is not delinquent.

Member Eddie Medeiros asked about the status of his request to remove the fence installed last year at the east end of the dam. Fred clarified that at that board meeting Mr Medeiros was told that the board would meet to discuss his request and respond to him at the subsequent board meeting, but that EM hadn't been present at a board meeting again until today. Discussion followed and the board concluded that, provided the following conditions were met: 1) that ground is broken for construction, and 2) that a locked gate is

placed as a barrier across the entrance to the property, the fence would be taken down and rolled back into the woods and the poles taken out (excepting the last pole in the water). Fred asked for a motion to accept the conditions as stated. Doug Price made the motion. Lydia Price seconded. Fred asked for all in favor, five voted in favor, two voted against. The ayes carried the motion.

Next, Mr Medeiros asked whether there was still a record of the building fee he paid in cash years ago. After discussion, Debbie T read from the Rules and Regulations, which state that building must commence within 18 months of payment of the fee.

Fred asked for further comments, and as there were none, he asked for the date(s) of future board meetings. Discussion followed and it was decided to keep July 21st, the previously scheduled date of the Annual Meeting, as the next board meeting date. Fred clarified that the new date for the Annual Meeting is Saturday, September 15th. Debbie B asked that notice of the upcoming board elections be included in the next newsletter, requesting anyone interested to submit their name to her for inclusion on the ballot, and Terry agreed.

At this time Mr Medeiros paid Debbie T for new gate cards as he had lost his old ones.

At approximately 12:40 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 Al asked the board to approve \$100 for beautification at the mailbox area. Debbie T made the motion. Doug seconded. All voted in favor.

Next, Al asked the board for \$50 to get the lake water tested, which would check bacteria, minerals etc. Debbie T made the motion to allot \$50 to get the lake water tested. Lydia seconded. Debbie B then asked whether the well water at the lake could be tested also. The board agreed to allot a total of \$100 to get both the well and lake water tested.

As there was no further business, Fred asked for a motion to adjourn the regular board meeting. Debbie B made the motion. All voted in favor.

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