

Greene Acres Property Owners Association Regular Board Meeting
Saturday, July 21, 2018
Pavilion

Chairman Fred Turck called the meeting to order at approximately 10:00 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 by secretary Terry Hodge and a summary of the minutes from the April 14th, 2018 regular board meeting was read. Fred asked for a motion to accept the minutes as read. Debbie Baugher made the motion, Doug Price seconded. All voted in favor of accepting the minutes as read.

Next Fred asked the board members to read the minutes from the Special Board meeting on April 14th, 2018, which was held to count the ballots returned for approval of changes to the governing documents. Doug Price made the motion to accept the minutes, Lydia Price seconded. All voted in favor.

Fred asked Debbie Turck for the **Treasurer's Report**. Debbie referred everyone present to the copies of the Budget Report she had provided which showed the figures as of June 30th. Debbie stated we came out okay for the year, even with the extra expenditures incurred for road repairs after the two recent major storms. She said there was a \$14,000 carryover from last year, as \$65,000 had been budgeted, but after the bond for new construction \$78,000 had been collected. Debbie went on to say that \$79,000 had been projected for expenditures, but only \$74,277 had been spent, but part of that was the bond which had been transferred to savings, so actual expenditures were \$69,277.55. Debbie said that \$9,300 more had been brought in than was expended, even after the gate was repaired at a cost of \$7,500 and the two storm/flood road repairs at a cost of another \$7,500, totalling an extra \$15,000 in expenditures which we were not prepared for. Debbie stated that several expenses had come in less than projected, such as the dam inspection at \$1500 not \$3000, pavilion repairs at \$2500 rather than \$4000, etc. Fred asked for clarification of the total funds collected listed as \$78,579.98: did they include the bond or the carp fund, and Debbie said they did not. Fred explained to the members present that the \$5000 would be returned to the contractor once the requirements had been fulfilled. Next Debbie went over the page detailing the breakdown of payments to vendors, which make up the total expenditures. Debbie said the savings reserve account had \$97,000 of which \$50,000 had been transferred to a high interest CD and that so far this year it had added \$1,450 in interest. Debbie explained that in seven years the high yield account would give \$11,000 in interest, but that the interest doesn't accrue until the end of the seven years. Debbie went on to say that ten percent could be withdrawn from the account per year without penalty if necessary. Debbie stated that current available funds in savings is \$52,868. Debbie next pointed out the pages showing the income and expenditures broken down by month. Fred asked if there were any questions about the budget. As there were none, he asked for a motion to accept the budget as presented. Doug Price made the motion. Terry Hodge seconded. All voted in favor.

Fred next asked for the Committee Reports.

Fred said the **Safety & Services Committee** was jointly held and asked if anyone had any issues to report, and there were none. Fred said there had been a tremendous number of bear reports, and that people should be aware that bears are wild animals and should be treated as such.

For the **Roads Committee Report**, Fred asked Property Manager Wesley Baugher to say what actions had been taken after the recent storms and what plans are in place for repairs. Wesley said that two culverts needed repair and he was waiting for Randy Morris to be available, and he expected it would be a couple more weeks before he was free. Fred said those culverts were the big one on GARN, which had failed twice, and one under a shared driveways on GARN. Fred said letters had been sent to the two homeowners of the shared driveway asking for reimbursement of the culvert replacement costs, but no answers had been received yet. Al said that on the roadway across from 105 GARS erosion gullies had been happening due to rainwater overflow down the driveway and he had spoken to the homeowner last year asking him to make repairs to prevent further erosion damage. The homeowner had assured Al he would fix it but Al said that hadn't happened, so Al suggested Wesley look at it. Fred said he had received a call from the homeowner at 160 GARS, who was concerned about erosion and potential danger by the lintel placed at the edge of the road on her property. Fred told the homeowner it would be looked at. Fred said the cones placed by the big culvert on GARN were serving well to keep drivers away from the road edge and he thought putting railroad ties or something similar there after the culvert was repaired would be a good idea. Debbie B suggested doing something similar to replace the lintel at 160 GARS.

Al provided the **Environmental Committee Report**. Al spoke about the 100 carp and 200 catfish recently released into the lake, and that he hoped some had survived after the recent flooding. Al said that at the last regular meeting \$100 was approved to get the lake and bathhouse water tested and that the test results showed the bathhouse water was fine, with an iron content that was a little high but it is safe to drink. Al suggested putting a filter on in the future if plumbing repairs were ever necessary. Al said the lake water values came back as acceptable, with the pH at 7.4, and the total dissolved solids (minerals) at 54, similar values to what has been measured at the lake for the last year. Al said that for home construction, on lot 27A-7-9 (754 GARS), construction is complete and an occupancy permit had been issued. Al explained this was the first house constructed after the recent changes to the bylaws and the only thing remaining on that is for the contractor to plant some trees between the house and the neighboring lots. Al said the house construction on lot 27A-5-12 (930 Turkey Ridge Road), is complete and has an occupancy permit and the owners have moved in. Al said this construction took place before the changes to the governing documents went into effect, and that he had one concern to discuss later in the meeting.

Debbie B provided the **Membership & Nominating Committee Report**. Debbie said board elections were coming up and she explained that there were a total of nine board members who serve for three years each, and that each year three seats were up for election. Debbie said that this year Fred Turck, Al Hodge & Anthea Haselden were up for reelection if they chose to run again, and that she would need a short bio from those board members to put on the ballot. Fred asked any members present who were interested in serving on the board to give their names to Debbie B for inclusion on the ballot. Fred said the election ballot would go out in August and would be counted at the September 15th Annual Membership Meeting.

Debbie T provided the **Legal & Insurance Committee Report**. Debbie said that in June the entire board attended the annual seminar given by the GAPOA attorneys: Chadwick, Washington, Moriarty, & Bunn, PC. Debbie stated the attorneys only represent HOAs across the state. Debbie said the seminars are to give updates on new legislation and issues and are very informative. Debbie stated Fred had information to share regarding a community association lobbying group. As for pending cases, Debbie said the county had been pursuing judgements in two instances, and that we were letting the county do the legal work rather than paying the GAPOA attorneys to do the same thing. Debbie stated that on one lot (Allison), notice had been received saying it would be going into a foreclosure sale within a month or so. Debbie went on to say that the second foreclosure is Wheeler's on Octonia and that the county attorneys were pursuing that action. Debbie said that GAPOA had been offered a partial payment of the judgement against the Heyden property on GARS. Debbie went on to say that on one bankruptcy case we would have to wait until the end of that seven year period before attempting collection, and there are other cases similarly on hold. Debbie stated that at this point there are 19 non-paying homeowners from the original 40+, equating to approximately 2% non-paying now and that the non-payments equal approximately \$5000/year loss of income. Fred said that being down to just 2% non-paying puts GAPOA in a good fiscal position, should an emergency loan be necessary in the future. Fred stated that in a previous emergency GAPOA was unable to secure a loan as there were over 10% non-paying members at that time. Fred then laid out some of the informative paperwork from the June legal seminar for perusal by the members.

Fred next asked for the **Activities Committee Report**. Lydia stated that the 4th of July float decorating activity had to be cancelled because the parade was a walking only event this year. Lydia said that last years Back to School activity, which featured a presentation by the Wildlife Center of Virginia, had been well received. Debbie B said she had already been asked whether a similar presentation would be offered again this year and Lydia said it could be, but she would need to check the WCV schedule. Fred asked for other suggestions. A trash pick up day had been tentatively scheduled for September 8th at a previous board meeting, and Fred said that should be included in the next newsletter going out in August.

Old Business:

The following items were discussed:

- Fred talked about the **tree removal** on the emergency spillway and by the power line. Fred pointed out the power pole by the bathhouse, near which a cedar tree had been removed, as its branches had been rubbing the power line there. Fred went on to say that a few of the cedars separating the beach from the parking area were going to be removed to provide a clearer flow area for the emergency spillway, as had been recommended in past dam inspections.
- The **boat rack** was discussed. Fred stated that there are still spaces available and that the owners of one slot had been contacted three times to request payment of the rental fee without result. Fred said the boat on that slot was locked in place until payment of the fee is received.
- Fred next spoke about the **pier repairs**. Fred stated that the boards on the pier are old trex boards and having been breaking and being replaced one by one. Fred said that Property Manager Wesley Baugher had recommended replacing those boards with 2x6 or 2x12 treated lumber,

which would cost approximately \$1500 for materials. Fred stated this would be a cool weather project and would need to be added to the budget for next year.

- The **entrance beautification** was discussed. Fred said that some plantings had been added this year and that repair/replacement to the main entrance sign should be discussed for next year's budget.
- Fred brought up the **playground**, and said that it was an asset to the community and that no further misuse had occurred, and that it had been stained last year so no maintenance was necessary at this time.
- **Security cameras**: Fred said about half no longer work, and that there had been bathhouse vandalism. Debbie T said that a security company had given a quote for new cameras; one stationary at the east entrance to the bathhouse, two stationary at the west side of bathhouse and one with rotation, zoom, and recording/wifi capabilities. Debbie T said she had asked the gate company whether a card pass system could be installed on the bathhouse door to monitor entries there and that she had not received a price quote back from them yet. Fred clarified that the issue came up because of the vandalism, and that at this point we are only exploring options. Debbie T said that upgrading the cameras may have to be done in stages, depending on costs.

At this point Fred suggested moving up **Member Comments** before getting into planning next year's budget. He welcomed those members present to stay for the budget discussion after the comment period.

Buck Shiflett spoke about the construction issue on the Rowlett property at 930 Turkey Ridge Road. He said the issue was the log and stump debris left at the bottom of the lot below the engineered septic system and that he felt he should have been contacted regarding the issue instead of it being brought up to the Rowletts. Debbie T clarified that the board is required to contact the homeowner regarding these issues, not the contractor. Fred explained that the board has a responsibility to the other homeowners in the community and that the Rules/Regulations, Covenants & Bylaws are guidelines the board is required to follow, and that a potential violation is what the Environmental chair was trying to bring to the homeowners attention. Fred stated that other owners of new properties in the community had also been contacted re removal of the logs and stumps left from their lot clearing, and they were either gradually taking care of the debris, or had burned and buried it. Fred said enforcement of the regulations in the governing documents had to be made fairly and equally. Buck brought up the issue he had brought to the boards attention years ago regarding a storage shed blocking access to his lot on Lisa Lane and Fred said he remembered it from his first year on the board, and promised it would be looked into. Fred assured Buck and the Rowletts that the board would take their concerns into consideration before any action is taken. Mr Rowlett stated that their intent was to cut up the logs etc. for firewood and that they were asking the board for a chance to clear the debris themselves, and that in the meantime what is there will help prevent erosion until what is planted over the cleared area has a chance to grow. Lydia Price shared the similar experience they had when building their home, and how it was resolved amicably. Lydia further spoke of putting together a welcome packet for new community members, and welcomed input as to what would be useful to include. Fred concluded by stating that the Environmental Committee is one of the most difficult to chair, as it involves bringing infractions or complaints to homeowners attention and he commended Al for his attempts to uphold his responsibilities in that regard. Fred further stated that the

lake is the communities greatest asset, and protecting it and the surrounding properties from erosion damage due to construction is of paramount concern.

Al spoke next to clarify the actions he had taken. He stated that he had introduced himself to the Rowletts last fall and welcomed them to the community and on subsequent occasions his intention was only to make the Rowletts aware of a potential problem in regard to the log and stump debris. Fred stated that the board would move forward to work on resolving the issue and assured Buck again that the board would look into the storage shed on Lisa Lane. Buck and the Rowletts thanked the board for hearing their concerns.

At this point, Debbie T said that before getting into next year's budget, she wanted to inform those present that she had heard back from Virginia Broadband. Debbie was told that, after contacting CenturyLink regarding costs to bring fiberoptic up to the pavilion area, VaBB was prepared to move forward to bring their service to those property owners who wanted it. Debbie explained that VaBB would front the cost to bring fiber up from the mailbox area. Debbie stated that when the board contacted CenturyLink directly, it was quoted a cost of \$20,000 upfront to bring fiber in, and was quoted a cost of \$50,000 upfront from Comcast to bring cable in. Debbie said VaBB was the cheapest of those options offered, which is why the interest survey for their service was sent out to the community. Fred stated that one of the questions asked by realtors is what sort of internet service is available in the community and that good WiFi would be a draw to potential new homeowners.

Fred said before getting into the budget, he wanted to mention the dam safety inspection. Fred said he had received a letter from the dam safety people and that we had received our conditional operational maintenance certificate. Fred explained that it was conditional as we still needed to complete a tabletop exercise before February 2019, but that would be held by the county, so we are waiting on the county to schedule it. Fred said he had also spoken to the dam inspector and was told that if there is significant erosion when the emergency spillway is breached that would trigger the need for another dam inspection. Fred stated he had sent pictures from the recent flooding event to the dam inspector and he agreed there was not significant erosion.

Next, Fred asked for discussion of the **budget for fiscal year 2019**. Debbie T passed a budget worksheet to each of the members and went over the items thereon. She clarified that the numbers entered into the 2019 column were not set in stone and went over how she came up with a figure for each item and explained each item in detail. Discussion followed. Regarding the security cameras, Fred asked for a motion to add to the budget \$3500 for new cameras with 4 terabytes of data included. Al Hodge made the motion. Lydia Price seconded. All voted in favor. More discussion: pier repair (line item, pier added to dam/lake line, materials and labor \$3000, funds moved from roads), roads (\$25,832), beach/recreation area (more sand needed, add \$1000 to beach/rec line=\$1500 total), surveillance system (new line item=\$3,525), new sign at the main entrance? (check if can repaint or needs replaced), membership in the Community Association (one year at \$125 for one board member, on lien/legal/professional licensing line), other outside auditor in some years (check with attorneys re necessity, Al check into cost estimate), raising assessments (Al made the motion, no 2nd=tabled, add to budget line discussion for 2020 fiscal

year). Further discussion followed. Fred asked for a motion to approve the proposed budget for fiscal year 2019. Debbie B made the motion, Al Hodge seconded. All voted in favor.

At this time Al volunteered to file a copy of the updated governing documents at the county court house, if that had not already been done. Debbie T said she was doing that the following week on Tuesday. Next, Al offered to take a gate access card to the fire department. Discussion followed, and it was agreed he would ask if they needed an access card to the gate, and if they needed one he would take it to them.

At this point, Fred asked for a motion to recess the regular board meeting and move into Executive Session. Doug Price made the motion. Lydia Price seconded. All voted in favor.

After a short interval, the board returned from Executive Session. As there was no further business, Fred asked for a motion to adjourn the regular board meeting. Terry Hodge made the motion, Debbie Turck seconded. All voted in favor.

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