

Greene Acres Property Owner Association  
Board of Trustees Meeting Minutes  
August 29, 2015

Board Members Present: Chris Taylor, Brian Snyder, Rus Wright, Fred Turck, Debbie Baugher, Angela Lee, Debbie Turck, Tanya Givens.

I. Review of the minutes of May 7, 2015 by Debbie Baugher.

There was a motion to approve the minutes by Fred Turck; it was seconded by Rus Wright. All were in favor.

II. Committee Reports

Roads- Brian Snyder. Currently any road activities are on hold pending the decision regarding the roads current budget. This upcoming year he hops to add culverts, and seal the pavement on Tall Pines. The question had been submitted to individuals in the community to determine the interest in having the road paved. 65% of people responded no and 15% responded yes. There is no other action regarding paving the roads at this time.

A question was asked about the state taking over the care of the roads of the subdivision. At this time the state does not desire to take over the care of the roads within the subdivision.

Safety and Services Committee Report- Chris Taylor. He reported that the new playscape is being used. People continue to bring bottles to the lake despite the signs. Chris requested that reservations of the pavilion be sent via e-mail whenever possible. [Tylrmade74@gmail.com](mailto:Tylrmade74@gmail.com)

Environmental Committee Report- Mike Eckenrode has decided to step down from the board. Various community members have expressed concerns about the trash pile up in certain lots in the community. The environmental committee must wait on information from the legal committee before determining what steps that the board can legally make.

Membership and Nominating Committee- Debbie Baugher. This committee has nothing to report.

Treasurer- Debbie Turck. Debbie gave a detailed itemization of the current budget and expenses. She has continued to make efforts and progress in retrieving payments owed to GAPOA. \$2975 came out of the budget for the playscape and an additional \$240 came out for gravel.

Legal and Insurance- Angela McClennan. There has been an increase in the cost of insurance. This coverage also includes the playscape. She continues to work with Deborah Turck, treasurer, to take the legal steps necessary to collect arrears in annual fees. When taking legal steps, Angela also requests that any attorney's fees that are acquired in this process is paid by the debtor as well. So far, three people have paid their fees prior to court, 3 people received judgments, and 1 person is going to have a trial.

### III. Questions and Answers

Gwen Varone asked about rules about inoperable cars and enforcement. The board will still have to wait for legal to determine the board's authority. During the discussion a lot with an abandoned pool also came up. Several homeowners expressed concerns about their property value. Questions and concerns about the health and safety issues of these items were referred to the local health department.

Roberta Harrell reported that she is concerned about the letter she received regarding rentals. She was encouraged to attend the special meeting at 2:00 to give feed back regarding the by-laws focusing on that concern.

### IV. Unfinished Business

Fred Turck discussed the rules in regards to motors on the boats. The board had included an exception to a motor boat rule that was in conflict of the current By-laws. He requested that we remove the exception that is located on page 6 so that our rules and regulations would be in compliance. Debbie Turck made the motion to remove this rule. Debbie Baugher seconded the motion. The motion passed.

### V. New Business

Debbie Turck focused on the changes in the process of the hang tags. Currently the least expensive option for creating the tags is through Creative Press. They are charging \$327 for the tags and \$443 if there will be something printed on the front and back. This time the tags are going to be the same color for guests as well as residents. The current gate passes are going to be deactivated over the winter. They will be reactivated again once the homeowner's assessment fee has been paid. If a gate pass has been lost, it can be reissued for a fee.

Fred Turck put forth a motion that the Board orders new gate passes and tags for lake entry. The motion was seconded by Debbie Baugher. The motion passed.

Russell White discussed having one sign that includes all of the rules. This is in response to concerns expressed about the amount of signs at the lake area.

Board members also discussed renewing Wesley Baugher's contract. Wesley requested an additional \$30 per hour for snow removal during the winter. He has to pay increased cost for gas in his equipment and also had to get help this past winter. He will continue to get his \$20 per hour with the additional \$30 being added when he must remove snow. Angela McClennan put forth a motion to approve another years contract with Wesley. Tanya Givens seconded the motion. Debbie Baugher and Russell Wright abstained from the vote. The motion passed.

The budget was discussed in depth prior to determining if there should be an increase in the annual assessment fee. Angela Lee introduced a motion to increase the annual assessment to \$169 and change the due date, Debbie Turck seconded the motion. The motion passed.

There was a rule that was added to the rules and regulations that conflicts with the bylaws. The rule, located on page 6 of the rules and regulations, states "Gasoline engines or motors are not allowed to be used on the lake at any time; however, a gasoline engine may remain mounted to a boat provided the gas tank has been removed and the motor is raised high enough to ensure that the blades of the motor do not touch the water." This is in clear contradiction to the Protective Deed Covenant #14 which states, "NO gasoline engines or motors are allowed on Greene Acres Lake." Brian placed a motion to eliminate the rule that was located on page 6 of the rules and regulations. Debbie Turck seconded the motion. The motion passed.

The next scheduled board meeting is November 14, 2015 at 10:00 a.m. at the Greene County Administration Building.

A special meeting was scheduled for 2:00 p.m. after this meeting.