

GAPOA Special Meeting  
August 29, 2015  
2:00 p.m.  
County Administration Building

This meeting was called to discuss potential changes to the by laws as a result of changes in the Virginia State Regulations regarding the authority held by Homeowner's Associations.

### **Rental**

There were several things discussed in regards to the rules for individuals that are using homes as a rental:

Individuals must own their dwellings for a total of two years before they are able to rent the property out.

Only 15% of the dwellings at Greene Acres can be used as rental property.

The association has the expressed authority and shall levy a fee on the owner for each rental property.

Any property becoming a rental property, as of January 1, 2016 must be rented to the same person for no less than 30 days.

There is also a request to make changes to 55-509.3- Paragraph C.

The association may require the lot owner to provide the association with a copy of any (i) lease with a tenant or (ii) association document completed by the lot owner or representative that discloses the names and contact information of the tenant and occupants under such lease. The association may require the lot owner to provide the association with the tenant's acknowledgement of and consent to any rules and regulations of the association.

### **Assessing Fees**

Current regulations require one assessment fee plus two additional fees per lot. It has been discussed to change that rule to one assessment fee and only one additional fee per lot. Debbie Turck made a motion to change this and it was seconded by Russel Wright. The motion passed.

It was decided to break the changes up into sections so that GAPOA members can vote on each aspect of the changes.

Roll Call Vote- Did we focus on only the ballot issues?

Fred Turck

Chris Taylor

Angela McClennan

Deborah Turck

Deborah Baugher

Tanya Givens

Harrell's & The Southards

Gwen Varone

Angela Lee motioned to adjourn the meeting. Debbie Turck seconded the motion. The motion passed.

The next meeting is scheduled for November 14, 2015 to count ballots.