

GAPOA

Annual Membership Meeting

Saturday, July 18, 2015

Board Members Present:

Fred Turck, Rus Wright, Debbie Baugher, Debbie Turck, Angela McClennan, Brian Snyder, Tanya Givens, Marco Handy.

Special Guest Present: Major Charles Swingler of the Greene County Sheriff's Office

Chairman Fred Turck called the meeting to order at 10:05 a.m. and welcomed all members present. At this point, Major Swingler was introduced and provided a brief presentation on the Neighborhood Watch program. He passed out flyers to members and stated that Deputy James Donahue would be the person that would help to set up a program in GAPOA if members wanted to have a Neighborhood Watch Program. Member Trish McGuire stated that she had been part of a neighborhood watch program where she lived previously and would be interested in being involved in one for GAPOA. She stated that she sees no negative for the program and only positive.

Fred Turck asked each Board member to introduce themselves to the membership and identify their position on the Board. Then each member of the audience was asked to introduce themselves and where they live to those present.

Vice Chairman Rus Wright read a summary of the previous year's annual meeting from July 19, 2014. Debbie Turck moved to accept the minutes as read and Angela McClennan seconded. All voted in favor of accepting the minutes

Committee Reports:

Brian Snyder presented the roads report and stated that the questionnaire on the ballot concerning the paving of the roads was just to see if there was a majority interest in the paving for the Board to pursue the issue. Of the votes submitted 63 votes for not paving and 15 votes in favor of paving. Therefore, based upon the vote count, the Board will not pursue the issue at this time. Brian stated that last year the amount of \$14,350 was spent on road repair and \$600 on snow removal. He wanted to thank the Property Manager Wesley Baugher for all of his efforts on the roads to maintain the good consistent conditions of the roads. Brian stated that there are 7.5 miles of roads and that it takes a plan to maintain. His objectives for this year are the continuing use of the highway grading for the ditches and crowning of the roads to provide better drainage. He stated that there may need to be additional culvert pipes and a review of some driveways to make sure they are draining properly and not causing erosion of the roads. He also plans to test the use of asphalt millings that would be less expensive and will reduce dust. Also planned is a test of magnesium chlorate as a dust suppressant. He plans to investigate the possibility of tar and chip for Tall Pines to extend the life of the existing pavement.

Member Tamilia Shafer stated that her yard is getting the run-off from everyone else's yards and that the culvert pipe in the road needs to be slanted away from their yard and towards the woods. Brian stated that he would arrange for a review of their situation to see what could be done. Member Carol Weiss stated that she would like to thank everyone for a wonderful job with the roads and could Tall Pines possibly be sealed for maybe dedicated to the state. Brian stated that it would require a great

deal of work on Tall Pines to make it acceptable before the State would consider it. Brian stated that the roads need to be crowned and would be asking for budgeted funds to allow for the crowning of the roads to help with the drainage problems. Member Trish McGuire stated that she didn't know that she had waterfront property until the Spring thaw but that it is really no one's fault or problem as just the original planning of the roads was poor and all that we can do is try to plan as we go along to improve them.

Marco Handy provided the Safety & Services Committee report and stated that he had \$603 left in the budget for the beach area. Repairs had been made to the pavilion by Property Manager Wesley Baugher and the new addition to the bath house had been painted. He stated that no pipes had burst in the bath house during the winter. As far as the beach area, he reminded members to make sure their guests follow the rules.

Fred Turck provided the Environmental Committee report and stated that in the last year there had been a couple of complaints received on properties and for one property in particular in which there was debris, the management company currently overseeing the property had the debris removed and the property cleaned up. He stated that there had been some concerns about signs and that the current rules do not allow for political signs to be placed in yards. He stated that he would like to propose to the Board to change the rule to allow for political signs from July to November and no more than one sign per candidate at a size no larger than 2 feet by 2 feet. If placed in yards, signs should be placed so as not to get in the way of grass cutting of road easements or road maintenance. Member Eric Bolton commented that aren't the elections 18 months away and why discuss this now. Fred stated that this was for the current local elections, i.e. Sheriff, Clerk, Board of Supervisors, etc. Member Tamilia Shafer stated that she thought it was our constitutional right to place campaign signs in a yard to show one's support for a candidate. Member Trish McGuire asked who would enforce the requirements. Fred responded that it would be the responsibility of the Environmental Chair. Member Kyle Wormuth stated that he thought the revisions to the rule was reasonable. Member Carol Weiss stated that she thought it was a great idea. Debbie Turck made the motion that the current rules regarding signs are amended to allow for political signs from July to the end of November of a political season and that the signs are no more than 2 feet by 2 feet in sign to be placed in yards so as not to interfere with road maintenance/grass cutting. Tanya Givens seconded and all voted in favor with the exception of Angela McClennan who abstained until further legal research and if the Code of Virginia might overrule the changes.

Debbie Baugher provided the Membership and Nominating Committee report. She thanked the candidates for running for the Board and stated that a member had made the comment that everyone that lives in GAPAOA should serve on the Board at one time or another and that she thought that was a good idea. The results of the election were: Fred Turck – 84.5 votes, Chris Taylor – 64 votes, Tanya Givens – 61.5 votes, Mike Eckenrode – 45 votes, and Gina Sensabaugh – 41.5 votes. New Board members are Fred Turck, Chris Taylor, and Tanya Givens.

Member Robyn Taylor asked about a bank owned property near her house that is not keeping the outside maintained and wanted to know how we could enforce it. Fred stated that we can send a letter to the bank that owns the property and request that they manage the property.

Debbie Baugher then reported that the other item on the questionnaire on the ballot stated that the response for members willing to receive newsletters via e-mail were 61 yes and 18 no. Member Tamilia Shafer stated that not all members had access to the internet. Debbie Turck responded that only those who stated that they would be willing to receive the newsletters via e-mail would have the newsletters

e-mailed to them and that all others would receive the newsletters in the regular mail. Also, if there were other items to be included in the mailing besides the newsletter, then all would be mailed.

Debbie Turck provided the Treasurer's report and stated that revenue received for the fiscal year 2015 was \$59,348.54 which was \$2,800.54 more than projected. Expenses for the same period were \$56,485.13 which was \$62.87 less than projected which resulted in a \$2,863.41 net profit for the fiscal year. The savings/reserve account had a balance of \$92,744.37 and the checking account had a balance of \$33,999.54 or a total of \$126,743.91 for total funds available as of June 30, 2015, the end of Fiscal Year 2015. Detailed copies of payments made to vendors/individuals were provided as well as a breakdown of revenue and expenditures by each month. A copy of the current delinquent accounts was also distributed that showed a total of \$37,558.76 in outstanding balances with 3 judgments received for a total of \$11,660.61. Three (3) members for which Warrants in Debts had been filed paid their amounts due prior to the court date for a total of \$5,598.49 in payments. In April, 2015, thirty-seven (37) lien notices were sent out and thirteen (13) members paid prior to the filing of liens. Twenty-four (24) liens were filed as compared to 44 last year. Since then, six (6) members had paid the balance due. Eight (8) members signed up for payment plans of which six (6) have paid their balance and two (2) members are currently on a payment plan. Member Carol Weiss stated that it was one outstanding job. Brian Snyder motioned to accept the Treasurer's report and Debbie Baugher seconded. All voted in favor.

Angela McClennan provided the Insurance and Legal Committee Report. She stated that GAPOA had renewed the insurance with Mason Insurance of Orange, VA because their bid was lower than all others that she had researched. GAPOA had no claims filed in the past fiscal year 2015. For the legal part of her report, Angela stated that the first year, she spent researching and making sure that GAPOA had the legal right to pursue accounts in arrears and that there were certain documents that had to be filed by a licensed attorney. She stated that six (6) warrants had been filed earlier in the year of which three (3) members paid the outstanding amount prior to court and that three (3) judgments had been received on the others. Recently she filed an additional seven (7) warrants for which the court date is August 19th at 11:30 a.m. for which she invited anyone to attend to watch the court process. Angela stated that GAPOA is governed by Federal, State, and County rules and that home owner associations were targeted in the recent General Assembly. Many of the GAPOA By-Laws, Covenants, and Rules may have to be changed to conform to the new Property Owners Association Act of Virginia. Member Carol Weiss stated that she was unfamiliar with the court process and asked what would be the result. Angela stated that although liens are filed each year, they are ineffective unless the property is sold but through the process of obtaining a judgment, the property can be sold after a ninety (90) day waiting period. The next step for GAPOA will be to pursue the sale of the properties for which judgments have been received.

Unfinished Business:

Fred Turck reported that activities to earn monies for the playscape project had been a Kid's Fishing Derby, a yard sale, and donations. Tentatively there is a planned movie night on August 8th in which everyone will watch from boats or rafts at a screen on the beach and the movie "Jaws" will be shown. Tentative plans are to have refreshments and donations to obtain funds for the playscape. Fred reported that the Board had approved the landscaping required for the playscape and that the area had been prepared and the playscape should be installed by the end of the month. Member Tamilia Shafer stated that she thought it was a great idea to have something set up for the kids.

New Business:

Marco Handy stated that the previous rule that was changed to allow for boats with gas motors to be on the lake as long as the motor did not touch the water was in error due to the fact that this item was in the governing documents and required a membership vote to change and that the Board could not change it by a vote as had been done at last year's meeting. Therefore, the rule is currently that no gasoline motors are allowed on boats that are placed in the lake. Marco stated that in the past when people reserved the pavilion, it was supposed to be for a four (4) hour block but that he had never restricted anyone to that time period only unless more than one member wanted to use the pavilion on the same day. Marco stated that he thought that the time restriction was not necessary. Member Robyn Taylor stated that she thought the time restriction should be removed. Debbie Turck made the motion that reservations for the pavilion not be restricted to a specific time period but that the person making the reservation let the Safety and Services Chair know the period of time they plan to use the facility in case someone else may also want to use it for the same day. Angela McClennan seconded and all voted in favor

Fred Turck asked for any comments or questions from the members. No response.

At this time, the abandoned boats were sold. All proceeds will go towards the playscape project.

Paddle Boat – Kay Epling - \$15

Gheenoe – Pauline Ferritto - \$40

Fiberglass Boat – no sale

Light Green Canoe with tan seats – Pauline Ferritto - \$40

Dark Green Canoe with gray seats – Brian Snyder - \$20 (\$30 additional donation)

Member Ginny Thompson asked why there were deputies at the beach during the 4th of July weekend. Fred responded that because of previous issues last 4th of July and on the past Memorial Day weekend, it was decided to ask for off duty deputies to be present as the Board wanted to insure that the beach area was safe for families to enjoy. Member Ginny Thompson stated that she thought that the current board had chased people away from beach. Fred responded that the Board was trying to keep the area safe for families to enjoy.

Fred Turck stated that in last year's meeting, there was a discussion of GAPOA sponsoring a fireworks display if the individuals involved had all the necessary licenses, permits, insurance, etc. and that if anyone was interested in forming committee to research this to let the Board know

At this time, Fred asked for a motion to adjourn. Marco Handy made the motion to adjourn and Angela McClennan seconded. All voted in favor.