

**Greene Acres Property Owners Association
Board of Trustees
November 14, 2015
Minutes**

Present: Fred Turck, Debbie Turck, Debbie Baugher, Chris Taylor, Russell Wright
Absent: Brian Snyder, Tanya Givens

Meeting called to order at 10:03 by Chairman Fred Turck
Minutes from Aug 29, 2015 were read by Debbie Baugher and motion made by Debbie Turck, seconded by Chris Taylor to approve with 3 typographical corrections. Minutes were approved with corrections.

Committee Reports:

Roads: In Brian's absence, the report was read by Debbie Turck.

Safety and Services: Chris Taylor: New sign is in. It will combine all the other notices that are posted. 4 X 4. Sign will not be placed until Lake reopens next Spring

Environmental: Letters were sent to 4 Homeowners reminding them of the rules regarding unsightly debris in yards and asking them to take action to resolve. There has been some progress and follow-up letters will be sent. Fred brought up a community work day to be scheduled this Spring.

Treasurer Report: Debbie Turk is continuing to pursue delinquent accounts. We've received one building fee for a new home on GARN. We have \$21,261.88 in checking. Reserve account has \$92,744.37
Treasurer has renewed all licenses and certifications. Motion to approve report was made by Russ and seconded by Debbie B.
New Attorney are now on retainer for legal matters: Chadwick, Washington, Moriarty, Etc PC

Legal: Debbie Turck reports that no one is in this position but that she is continuing the collections process. We have one case still pending but we've had 100% success in being granted judgments. Our new attorneys will advise as to best way to proceed with collections, whether with Sheriff Sale or foreclosure. The retainer allows us to contact them by phone with questions and advice with no additional charge for most things. Insurance policy was renewed. There was no additional cost for adding Playscape.
Feb 3rd will be court date for one remaining Owner who continues to drag out the process with his Legal Aid attorneys.
There are 15 Owners still in arrears with 3 on payment plans.
Waverly Parker has been a great asset to GA in obtaining the judgments and making sure our Legal documents are current. The Board thanks him for his assistance.

Unfinished Business: None

New Business: To clean up the gate pass list, all passes will be deactivated. Owners will be required to submit your gate pass numbers to the Treasurer so they can be recorded. When assessments are due include numbers with payment so they can be re-activated upon receipt of payment.

We may need to look at purchasing a new gate in the future. New gate cards will cost approximately \$5.00 each. Fred will post signs at gate in the Spring reminding people to provide their card numbers in order to have them reactivated after their assessment is paid.

The Board asked Wesley to stain the new Playscape.

Assessments will be mailed the first week of December. Notices concerning gates passes will be included.

Questions/Comments from Owners:

Trish McGuire: Asked if a sign could be placed at the entrance to Top Ridge indicating that the road is part of Greene Acres. Also, could we possibly place one at each entrance stating this is a private community, no hunting, owners and guests only, etc.

She also had a concern about side roads not being wide enough and there are unlicensed vehicles along the side of the road.

There was a discussion on dogs running loose..

Next meeting is Saturday March 19,, 2016 at the County Administration Building.

Meeting adjourned at 11:36am.

Special Meeting to Count Ballots

Called to order at 2:03pm by Chairman, Fred Turck

Ballots were counted with the following results

Yes to No

- | | | | |
|----|----------|-------|----------------|
| 1. | 67 to 14 | 82.7% | (Passed) |
| 2. | 57 to 24 | 70.3% | (Passed) |
| 3. | 63 to 17 | 78.8% | (Passed) |
| 4. | 53 to 28 | 65.4% | (Did Not Pass) |
| 5. | 56 to 24 | 70.0% | (Passed) |
| 6. | 59 to 22 | 72.8% | (Passed) |
| 7. | 58 to 23 | 71.6% | (Passed) |
| 8. | 59 to 21 | 73.8% | (Passed) |
| 9. | 66 to 15 | 81.5% | (Passed) |

Changes will now to be placed in the Covenants and ByLaws and recorded with the County Clerk's office by Debbie Turck.

Debbie B. called for the roll call vote to verify that only items discussed at this Special Meeting were the aforementioned ballot issues.

Fred Turck	Yes
Debbie Turck	Yes
Russell Wright	Yes
Chris Taylor	Yes
Debbie Baugher	Yes

Meeting adjourned at 2:47pm

Submitted by Debbie Baugher
Assistant Secretary/Treasurer