

**GAPOA  
Annual Membership Meeting  
Saturday, July 16, 2016**

Board Members Present:

Fred Turck, Debbie Turck, Debbie Baugher, Brian Snyder, Tanya Givens, Al Hodge, Terry Hodge. Chairman Fred Turck called the meeting to order at 10:00 a.m. and welcomed all members present.

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.

A quorum was certified by Secretary Terry Hodge, who noted that there were 245 members in good standing. Terry read a summary of the previous years annual meeting from July 18, 2015. Debbie Baugher moved to accept the minutes as read, Debbie Turck seconded. All voted in favor of accepting the minutes.

**Committee Reports:**

Brian Snyder presented the Roads report. Brian noted that after the last board meeting he checked and marked the culvert pipes which are overgrown or clogged, and that Property Manager Wesley Baugher checked the 36" culvert which was eroding and poured concrete to amend that issue and investigated other drainages and slopes where sheeting rain may cause problems and used orange paint to mark the ditches which needed work. Brian noted that a load of sand was ordered for the beach, twenty (20) hours of road grading was performed, and six (6) loads of gravel spread. Brian thanked Property Manager Wesley Baugher for the great job he does year round on maintenance.

Brian also remarked on the roads survey from last years annual meeting and reminded everyone that a bid to pave the entire main loop came in at \$900,000. Brian stated that at last years meeting Board member Russ Wright had information from VDOT regarding the state taking over care of our roads, and that per his investigations, it would take many hundreds of hours to bring Greene Acres roads up to the standards required by the state before it would even be considered. Member Mike Hoovler stated that he wanted to thank Wesley Baugher for the excellent job he does in maintaining Greene Acres roads.

Debbie Baugher provided the Membership and Nominating Committee Report. Debbie stated that when a realtor or any other person contacts her with questions, that she refers them on to the correct member of the board. Debbie also stated that there is still one opening on the board and that a good mixture of people is needed and appreciated and asked all members present to consider volunteering. Debbie also made note that Joanne Fryer had donated four (4) chairs for the beach for all members enjoyment and that if there was interest expressed the Board would look into getting more.

Debbie Baugher and Fred Turck provided the Environmental Committee Report. Fred stated that he wanted all members to know that no one is looking for violations. The present approach is if an issue is brought to the Board's attention it is dealt with at that time. Debbie stated that the clear cutting which had recently taken place on one lot was being addressed. Member Michael Hoovler asked whether there were GAPOA regulations in place regarding clear cutting. Fred Turck replied that there is supposed to be no clear cutting without board approval because of concerns regarding erosion from high elevations, but that there was no specificity therein regarding number of trees taken down which would qualify as clear cutting.

Member Virginia Thompson asked whether there was any way to strengthen the dog leash law as she has a neighbor dog which is frequently off leash on her property. Fred Turck stated that the board has no authority to enforce leash laws and that Animal Control should be contacted regarding those issues. Tanya Givens stated that it is sometimes more helpful to bypass AC and contact the police first. Fred Turck then stated that a call to the police would have the benefit of putting the complaint on record. Fred also requested that members try to resolve these issues themselves, but that there is no easy answer. Tanya Givens then noted that the animal in question could be from outside the community and therefore bringing the matter before the proper authority would be the more effective way to resolve the issue.

Member Trish McGuire asked whether the Board would be willing to amend procedures so that

when an issue is brought before the Board that a follow-up letter would be made to let that person know what subsequent action is being taken. Fred Turck replied that that seemed to be a good idea and that such a follow up procedure would be looked into.

Fred Turck then thanked everyone who helped at the Spring Cleanup which took place in April. He thanked those who put out items to be taken away and those who helped with removal. Fred stated that perhaps there could be another cleanup since this one was so successful.

Fred Turck then stated that there have been some concerns received re Pavilion reservations and how the process could be improved. Member Georgie Wilkins asked whether it would be possible to have the gate left open so that people using the pavilion could come and go without someone having to run back to open the gate each time a guest arrived. Fred stated that the gate to the common area is an upcoming expense that will have to be looked into during the yearly budget meeting. Debbie Turck stated that the problem is if the gate is left open then people can get in who are not associated with the pavilion reservation. Member Trish McGuire asked whether people who reserve the Pavilion could be requested to take away their trash and put a new bag into the container. Debbie Baugher stated that Wesley checks the trash containers daily, and especially when the Pavilion has been reserved.

Fred Turck then stated that the 125 bald cypress trees which were planted in the spring by community members were purchased with a grant from the Watershed Association for the Protection of Chesapeake Bay. When 20 of the trees died they were replaced without cost to GAPOA.

Fred Turck provided the Safety and Services Committee Report for Chris Taylor who resigned from the S/S Chair in June. Fred stated that Safety and Services is a difficult position to fill as that person is mainly contacted when there is an issue involving infractions of use in the common areas, which can lead to unpleasant confrontations. Fred urged all members to speak up themselves to the people involved whenever they suspect a violation is taking place. Fred went on to commend the S/S Committee for the quiet celebrations which have taken place in the common areas on recent holidays, especially Memorial Day and July 4th.

Debbie Turck provided the Treasurers Report, and stated that in the first column of the report which is for Projected Revenue, \$4500 was budgeted, but \$5000 was collected in past-due assessments and \$3400 was collected in building fees, as five (5) new homes have been approved. Debbie stated that two or three more new home applications are in the works for the coming year, so projected revenue is doing well. \$3500 was budgeted for Miscellaneous Items, which funded the playscape, and the Bald Cypress trees, which monies were refunded. \$1000 was received as donations, and a total of \$140 was spent over what came in. The checking account had a balance of \$33,859.19 and the savings/reserve account had a balance of \$92,772.23, or a total of \$126,631.42 for total funds available as of June 30, 2016, the end of fiscal year 2016. A two page breakdown per month was provided which gave the revenue collected in past due assessments. Debbie stated that several members took advantage of the payment plan offered to avoid late fees or lien filings. Twenty liens were filed and three accounts were paid off.

Member Michael Hoovler had a question regarding expenditures, specifically whether the hardship fund was given priority, and could it be increased? Debbie Turck stated that there had been one request for hardship funding, which was granted at the end of August. Member Michael Hoovler stated that he was very impressed.

Fred Turck stated that it has been two years since the last audit and the Board was actively seeking someone for that work at a fiscally reasonable amount. Fred then asked for a motion to approve the Treasurers Report. Terry Hodge made the motion, Brian Snyder seconded.

Debbie Turck provided the Insurance and Legal Committee Report. She stated that in June five members of the Board went to a seminar in Charlottesville given by the new GAPOA attorneys. The seminar provided the latest information for HOAs and POAs regarding new state rules and regulations/obligations.

Debbie stated that of five (5) judgements, there was one (1) wage garnishment, one (1) lien filed, one (1) member was out of state (unenforceable), one (1) bank account was located, and one (1) sheriff's sale was ordered.

On July 6th, members of the Board were in court 4-1/2 hours regarding a past due assessment, which case the Board had been in court for multiple times before. The judge issued the following decision: that the member pay \$1092 in past due assessments. The judge also awarded GAPOA

\$10,250 in legal fees.

Member Michael Hoovler asked whether there are any structures in place to protect Board members against lawsuits. Debbie Turck replied that Board members have \$1,000,000 in liability coverage.

Fred Turck stated that the Board tries to keep assessments as low as possible and that he is opposed to raising assessments unless other means were tried to first.

Fred Turck gave the Miscellaneous Items Report and stated that the mailbox beautification which was begun a few years ago with plantings and spotlights has continued recently. New mailbox numbers have been applied, replacing the previous hand-written-in marker, and the exterior was given a fresh coat of paint. Fred thanked everyone involved with sprucing things up.

Fred stated that the new playscape has been popular with member families and the recent vandalism of same has been repaired. Member Trish McGuire offered plants to the members, for a donation, which funds would go towards continuing playscape improvements.

Fred also stated that the new signs had been put in place at both entrances to Greene Acres and that they are effective. He stated that the problem with the solicitors, beach and gate signs is that the goal is to reduce the total number of signs. Fred said that at the last Board meeting towing of vehicles on the common property and towing of abandoned vehicles was discussed and the suggestion was made to put small signs to that effect on the cedar trees. Member Michael Hoovler suggested that 'towing' signs could be purchased for as little as \$2-\$3.

Tanya Givens provided the Activities Committee Report and stated that she would like to continue with activities GAPOA has offered in the past, such as the Back to School Night and Halloween festivities and the movie on the beach. Tanya stated that she welcomes ideas and help from all members and that she has already received suggestions, such as Yoga on the Beach, a bike trail and a dog park.

#### **Unfinished Business:**

Fred Turck stated that a couple of members had previously suggested interest in starting a neighborhood watch program. Member Trish McGuire said that she would like others to be involved, and especially due to the recent incidences of vandalism by young people in Greene Acres. Fred Turck stated that people are active reporting things on Facebook, but that parents need to be aware of what activities their children might be getting into.

Brian Snyder requested that Fred mention the change in the GAPOA regulation limiting alcohol consumption to the pavilion area only. Fred stated that due to the difficulty enforcing the rule, there is now no restriction beyond the standard laws regarding public drunkenness/nuisance, however the rule against glass bottles in the beach area is still in effect. Al Hodge stated that at a previous Board meeting it was decided that the change in the rule should be revisited in one year.

#### **New Business:**

Fred Turck brought up how to deal with non-paying members using the communal property areas.

Debbie Baugher stated that she had seen Greene County Transit dropping non-community members off at the beach area, and that GCT had been notified not to do that anymore. Member Michael Hoovler stated that people just walk in. Debbie Turck stated that if non-paying members drive to the beach area it is more easily addressed than people who walk in. M. Hoovler asked whether the police could have been called in when recently 10 or 12 teenagers were trespassing and refused to leave and was told there are several steps that must be taken before police can be asked to enforce trespassing violations. Fred T. stated that the Property Manager and the S/S chair are frequently called to deal with these infractions and that all property owners in good standing have as much right to enforce the rules as anyone. Fred stated that it was confrontations of this nature that were the reason the Safety and Services chair was recently vacated.

Fred stated that the Board is aware of the damaged areas on the pier and that there is a plan in place to replace the top boards. He said that the pier may need to be closed for a time to allow for replacements of the supports underneath also. Member Rosalie Smith asked whether the pier should be closed now in case of liability issues. Fred responded that that was not necessary.

Al Hodge presented the election results. There were three (3) Board positions up for reelection. Al stated that Brian Snyder received 67 votes, Michael Hoovler received 59 votes, and Debbie Baugher received 72 votes. Debbie Baugher stated that there was still one position open on the board. Fred Turck thanked everyone who ran for election.

Al Hodge presented the result of the poll taken on which avenue to pursue in regard to repair of

Tall Pines. The results were: Do Nothing-9, Patch it-11, Seal and Patch-16, Tar & Chip (\$24,000)-7, Asphalt (\$40,000)-4.

Fred Turck called for comments, there were none.

At this time Fred Turck gave a short presentation on the recent wildfire which consumed over 10,000 acres of Shenandoah National Park. He stated that the fire impacted nine (9) communities and that some Greene Acres households had been forced to shut their windows because of smoke. Fred stated that this was a very dangerous fire and a severe threat to lives and homes, requiring the use of elite-force firefighting teams from around the US. Fred then offered the members literature from the Forestry Service regarding 50 Ways to Protect Your Home Against Fire. Member Mike Hoovler suggested GAPOA establish an emergency response team. Fred stated that we already have members with emergency training, such as Brian Snyder who is CERT trained, and Debbie Turck stated that she is FEMA certified. Fred then went on to say that in the past 50 years, Greene County has had over 12,000 extreme events, which included tornadoes, hurricanes, blizzards and the like.

Fred then announced the raffle drawing, which had \$750 worth of prizes! Members drew for a chance to win First Aid kits, Fire Extinguishers, gift certificates for sub sandwiches, an oil change, jumper cables, an emergency radio, a wooden bird house, and the Grand Prize: one (1) free assessment. Eric Bolton was the lucky winner of the Grand Prize!

At this time Fred Turck asked for a motion to adjourn. Al Hodge made the motion and Debbie Baugher seconded. All voted in favor.