

**Greene Acres Property Owners Association Regular Board Meeting**  
**Saturday, July 30, 2016**  
**Greene County Administration Building**

Chairman Fred Turck called the meeting to order at 10:02 a.m.

Board Members present: Fred Turck, Debbie Turck, Debbie Baugher, Brian Snyder, Allan Hodge, Terry Hodge, Mike Hoovler, Tanya Givens

A quorum was certified and summary of minutes from the May 14, 2016 meeting was read by Secretary Terry Hodge

Fred asked for a motion to amend the minutes as following:

1) 3rd page, bottom re mailbox beautification: Replace sentence that reads: "A committee may be formed to take care of this job," with the following: "A committee will look into taking care of this job."

2) 3rd page, bottom re alcohol in the common area: The following sentence, "Debbie Turck motioned that the alcohol ban be lifted," addendum to read: ", on a one year trial basis."

Motion to accept the amended minutes: Al Hodge. Seconded by Debbie Turck. All approved the amended minutes.

Fred Turck then asked for the Committee Reports:

Brian Snyder provided the Roads Report. Brian thanked Property Manager Wesley Baugher for his diligence in maintaining Greene Acres roads. Fred Turck then noted that the gate to the common area, which was damaged recently when a member ran into it, is being repaired. Debbie Baugher noted that the member responsible for the damage is covering the cost of the repair.

Fred Turck provided the Safety and Services Report. Fred said that the new temporary guest passes for pavilion reservations had been in use for a week and a half, and the guest tag color of the week being used will be posted on Facebook.

Al Hodge provided the Environmental Report. Al noted a possible revision of the protocols used when GAPOA is made aware of prospective construction within Greene Acres. Al also said some of the concerns re this issue will be addressed later in the meeting and he will add to his report at that time.

Debbie Baugher provided the Membership and Nominating Committee Report. Debbie stated that at the General Meeting on July 16th, Brian Snyder and Debbie Baugher were reelected to the Board, and Member Mike Hoovler was elected. Debbie also stated that a member of the board had moved out of the area and therefore there is still one open slot on the Board. Fred stated that any interest in joining the Board or Committee-work might be shared on the GAPOA Facebook page, even though that is not an official route to exchange information.

Debbie Turck provided the Treasurers Report. Debbie stated that as of July 28, 2016, so far in July, we have collected \$881 in prior years due, \$2060 in revenue, and that we've had the remainder of a building fee paid, \$750 from last year. Expenditures are \$5400 so far for vendors paid this year. Debbie went on to say that she can't provide a normal budget report as we haven't established the budget showing what we've allocated and what we've spent as categories, as establishing the budget for the upcoming year will happen later in today's meeting. Debbie then asked for questions, there were none. Fred asked if there was a motion to accept the Treasurers Report as provided. The motion was made by Debbie Baugher and Tanya Givens seconded. All voted in favor of accepting the Treasurers Report.

Debbie Turck provided the Legal and Insurance Committee Report. Debbie stated that a lien was removed as of last week, as a past-due assessment had been paid off, and that on July 6th after a year-long court battle, the presiding judge awarded GAPOA \$1000 in past-due assessments, and \$10,500 in legal fees. Debbie stated that at this point it is past the 10-day window for the member to file an appeal, and the judgement is expected to be turned over to a collections attorney, plus 6% interest accrued from July 6th forward. Fred stated that the board tries to work with members who are having difficulties paying the assessment, i.e. by offering a contracted payment plan. Fred also noted that there are only about 10-12 delinquent accounts, and the hardship fund is still a source members can appeal to.

Tanya Givens provided the Activities Committee Report. Tanya said she is working on planning the first Back to School activity. Tanya noted that she is currently looking at Friday, August 19th at 6 p.m. and asked for volunteers from members of the Board and community. Tanya thought maybe a movie would be fun, except that sunset is so late. Fred said he thought perhaps the activity should be games rather than a movie. Brian Snyder stated that he could have a screen put into one of the storage rooms to be on hand if a movie was shown. Fred stated that there is an unwritten policy for committees to make use of a \$100 fund for activities that could be drawn on. Wesley Baugher suggested that the date for the BTS activity be moved back or forward one week, as most Board members have conflicts on Aug. 19th. Fred asked Tanya to see whether Friday, August 26th would be acceptable. Tanya said she would check with the volunteers already signed up to see if they were free that day. Fred said as soon as Tanya knows for sure that that date is acceptable, then we could start advertising on Facebook etc.

Fred Turck then asked for questions or comments from the members present. Virginia Thompson asked whether anything was being done about the dogs who run loose, as she is tired of cleaning up messes neighbor dogs leave on her property. Joe Thompson then asked what is the boards policy re unleashed dogs in Greene Acres? Fred responded that there is a GAPOA rule that dogs aren't to run free, but only the Greene County Dog Warden enforces it. Jeff Billker then stated that there is no leash law in Greene county, but that in the case of a vicious dog the Dog Warden will step in. Mike Hoovler stated that he was advised by a deputy to file a formal complaint. Jeff B. said that if the owner is there the dogs must be under their control, but do not have to be leashed. Fred said that in his view, if the dog owner and the county have been contacted without result, that he would not be opposed to a member taking more strenuous measures (not including actual harm to the animal) to dissuade the animal from returning. Fred said that since the Board has received a formal complaint from a member, that a letter will be sent to the dog owner advising that a penalty will be imposed each time the dog goes onto the complainants property.

Fred asked Secretary Terry Hodge to make up a letter to send to the dog owner. Mike Hoover also advised the Thompson's to call the Sheriff and ask for an officer to come out each time the dog strays onto their property. Fred said that the Thompson's would be advised as to any response received by the Board from the dog owners.

Fred asked for any questions. Mike Hoover asked about the GAPOA bylaws re pets, and animals as sustenance, including chickens and goats. Since Greene Acres is zoned as agricultural, is it an HOA regulation that you can't have animals as anything other than pets? When Mike stated that he was citing a GAPOA rule, Debbie Turck said that the Board is allowed to make those changes. Fred asked Mike whether he wanted the Board to vote on the rule change now or if he would like to think it over and readdress the issue at the next Board meeting. Trish McGuire then stated that since Greene Acres can't have peace even with cats and dogs, that she felt the impact of more animals is an issue that needs to be looked at more closely. Mike said he wouldn't propose any changes now.

Fred asked if there were any more questions. There were none. Fred then asked the non-Board members to leave the room for a few minutes so the Board could go into a brief Executive Session. Fred asked for a motion to recess the regular meeting to go into Executive Session for approximately 10-15 minutes. Al Hodge made the motion, Tanya Givens seconded. All voted in favor.

Fred Turck called the regular Board meeting back into session at approximately 11:15 a.m., and called the members back in.

### **Unfinished Business:**

Fred reiterated that the Board nominations were: Fred would continue as Chairman, Al will Vice-Chair, Terry will act as Secretary, Debbie T. would continue as Treasurer, Debbie B. would continue as Assistant Treasurer. Fred asked whether there was a need to put someone else's name on the bank account, as Board member and Vice-Chair Russ Wright had moved out of the area. Debbie T. made the motion that Al Hodge be added to the bank account, Debbie B. seconded. All voted in favor. Fred then went on to say that Brian will continue as Roads Chairman, and Debbie B. would continue as Chair of Membership.

Fred suggested that the Safety and Services Chair NOT be put on the shoulders of a brand new member, that it is such a challenging Board position, and had previously put undue stress on a new Board member. Debbie T. suggested a change re Safety & Services Pavilion reservations: that a notice be put on the GAPOA website/newsletter stating "For Pavilion reservations contact \_ \_ ." And that one person should be the contact for Pavilion reservations. Debbie T. also made the suggestion that there be a rotating Board member on call on weekends, during the summer only, for Safety issues, for the membership to contact if any infractions are noted. Debbie T. also stated that there should always be two people investigating an infraction, never just one. Debbie B. stated that Property Manager Wesley doesn't take vacations far away, as he feels he needs to be available to return to Greene Acres should an issue arise in his absence. Debbie T. then asked that when the Baugher's go away on vacation that at least one Board member is notified to fill in so that the Pavilion and beach area can be checked in their absence. Mike H. brought up

infractions of use in the common areas. Fred stated that the Board options would be first, to ask them to leave. If they don't, then a letter will be sent to the offending parties telling them that their common area privileges have been rescinded. Those members would need to come before the Board to resolve the issue. If the offending parties become abusive, use bad language, become violent etc., then the Sheriff can be called. Fred asked that it be resolved: that the contact for Pavilion reservations will be Debbie B. who will take care of issuing the guest tags, and that for issues involving Safety, contact any Board member. Mike H. suggested a group of volunteers outside the Board members to make up a committee of safety people.

Fred next brought up the cameras in the common area. There are two static cameras and four security cameras. None of them give a good enough picture to identify individuals. A suggestion was made re putting a light in the dark corner of the common area to discourage loitering, or perhaps a basketball court with a light.

Fred then brought up setting the Board meeting schedule for the upcoming year. It was decided to meet: Thursday, Sept. 8th at 6 p.m. at the Pavilion; Saturday, Nov. 19th at 10 a.m. in the Admin. Bldg.; tentatively on Thursday, Feb. 16th at 6 p.m. at the Admin. Bldg.; Saturday, May 20th at 10 a.m. at the Pavilion; Saturday, July 15th at 10 a.m. at the Pavilion.

Fred stated the next issue is the Tall Pines decision. The membership survey results were most wanted to do the \$7000 estimate to patch the edges and seal.

Debbie Turck provided the Budget Report. Debbie had a 3-page handout showing the last 5 years revenue and last 5 years expenditures. Debbie explained the Budget handout point by point. Fred stated the most pressing expenditures will be Tall Pines, replacing the Pavilion roof, fixing/replacing the gate, fixing the pier. Debbie T. suggested the Board increase assessments by the 10% allowed, those monies to be put toward the Tall Pines repair. Tanya suggested putting in place a comprehensive, prioritized plan of repairs, which would take place over years. Mike suggested asking people with special skills to come forward and volunteer one or two work days, such as to repair the Pavilion roof, thereby avoiding labor costs. Al suggested just going forward with the 10% increase. Debbie T. suggested trying to stay on the conservative side with road work, using the \$20,000 budgeted for repair of Tall Pines and regular road work, and dipping into the \$5000 from the increased assessments only if necessary. Unused monies would go into the reserve fund. Fred suggested a careful explanation to the members of the reasons behind the assessment increase. Jeff Billker suggested a definite master plan for repair of Greene Acres roads. Mike Casteel said he has noticed an appreciable increase in the volume of traffic. Debbie T. suggested putting in the newsletter an explanation of how the assessment increase will be expended. Terry suggested perhaps a comparison of other county HOAs showing that Greene Acres assessments are quite reasonable. Fred suggested putting off repairs to the Pavilion etc until next year, unless emergency action must be taken. Fred also suggested getting an estimate for a pole with a light to put in the dark corner of the common area. Mike suggested giving the members a comprehensive breakdown of the plan of expenditures. Fred suggested Brian, Al and Wesley come up with a plan of repair for Greene Acres roads. Fred then asked for a motion to increase assessments by 10%. Al Hodge made the motion, Debbie Baugher seconded. All voted in favor.

Fred asked for a motion to accept the budget as presented by the Treasurer, with the proposed 10% increase in assessments. Terry Hodge made the motion, Tanya Givens seconded. All voted in favor.

Fred then presented a letter for approval by Al Hodge the Environmental chair. Fred & Debbie Turck are requesting approval of their plan for a 9x9 foot addition to the south side of their home, which would move the laundry area from the basement to the main level and make the master bath handicap accessible. They attached a drawing of the plan, and stated that upon approval they will submit the required payment of \$20.25.

Fred next presented a letter from Jim Devine, which stated that he's been charged yearly HOA fees for two lots since purchasing his home in 2013, but he only has one lot per county tax records, and is writing to inform the Board of this finding and asked that he be billed properly for one lot moving forward. Debbie T. will write and ask Mr. Devine for a copy of his plat and inform him that he will be charged correctly in future.

Fred next presented a letter from Dr and Mrs James Rhea. They have a home on Turkey Ridge which they are renting out, contrary to GAPOA covenants which forbid renting until two years after purchase. The Rhea's stated in their letter that they cannot attend the meeting requested in the letter they received from Debbie T., but they are not contesting their responsibility in the matter. The Board decided to send a letter stating the Rhea's must pay the \$169 fee for a rental property in addition to the \$950/year fine for renting before the two year time limit is met, for this year. Both sums will accrue next year also if they are still renting the home out. Debbie T. said the Rhea's are also violating the rental policy which states that no home shall be rented for less than a consecutive 30-day period. Tanya stated she thought the fine should continue as long as the Rhea's continue to violate the 30-day consecutive rental policy.

Fred next asked whether Brian would be able to meet with himself and Terry to go over how to use the WordPress program used for the GAPOA website. Brian agreed to meet for that purpose the next day at 10 a.m.

Fred next asked whether anyone would be interested in putting out the newsletter. Fred suggested the newsletter should be put out soon to inform the members of the increase in assessments. Debbie T. suggested sending the newsletter by the end of September or beginning of October. Mike Hoovler and Terry Hodge volunteered. Fred said that in previous newsletters we've tried multi-pages and selling ads. Fred also suggested putting the newsletter on the GAPOA website and that he would like the newsletter to go out on at least quarterly intervals.

Fred asked the members whether they had any additional business. Debbie T. asked whether the Board would be going into Executive Session again to go over the Exec. minutes from the May 14th meeting.

Jeff Billker asked who enforces the GAPOA regulation stating that trash cans must be brought back to the house, as some members near his home leave theirs out all week. Mike asked whether this particular ordinance might be repealed. Debbie B. stated that the reason the rule was originally put into effect was cosmetic. Debbie T. suggested that something be put in the fall

newsletter re complaints received about trash containers being left out and reminding members to bring them in.

At this point Fred asked the Board for a motion to go back briefly into Executive Session to approve the minutes from the last Exec. meeting. Tanya Givens made the motion, Debbie Baugher seconded. All voted in favor of accepting the motion.