

**Greene Acres Property Owners Association Regular Board Meeting**  
**Saturday, November 19th, 2016 10 a.m.**  
**Greene County Administration Building**

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

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

A quorum was certified and summary of minutes from the September 8th, 2016 regular Board meeting was read by Secretary Terry Hodge.

Fred asked for a motion to accept the minutes as read. Debbie Turck made the motion to accept the minutes. Debbie Baugher seconded. All voted in favor.

Fred then asked for the Treasurer's Report.

Debbie Turck provided the Treasurer's Report. Debbie stated that we are on track so far as to collection of assessments, and ahead on collection of prior years arrears and ahead on collection of building fees. Debbie stated that expenses this year are on track, so far \$8200 in revenue, as well as \$21,000 in expenses, which is normal for this time of year. Debbie then went over the budget worksheet she had provided. Debbie stated that the balance in the checking account as of the end of October was \$20,130.37 and the balance in the savings account is \$92,781.59. Debbie pointed out the last two pages of the budget report, which gave a detailed monthly breakdown of expenditures and revenue. At that point Fred asked for any questions, and as there were none he then asked for a motion to approve the Treasurer's Report. Terry Hodge made the motion. All voted in favor of accepting the report.

Fred then asked for the Committee Reports.

Fred provided the Safety and Services Report. He spoke of the Neighborhood Watch program, in which community members had expressed interest on the GAPOA facebook page, but he said that no member had shown interest at regular board meetings. Fred stated that Gina Sensabaugh and Lynn and Tom Czysz had communicated their interest in starting a Neighborhood Watch program. Debbie B. said that Ray Putnam and John Haselden had also told her they were interested. Fred suggested reaching out to John H., as he and Anthea had been at the NW informational session given at PVCC on October 26th. Fred further suggested that perhaps the Sensabaugh's, Czysz's, Putnam's and Haselden's might be the core group asked to start a Neighborhood Watch in Greene Acres.

Fred next brought up that there appeared to have been an attempt to steal a boat or two off the boat rack and that there had been damage to the cables. Fred stated that Property Manager Wesley Baugher had repaired the cables.

Fred said he wanted the community to be aware that at an empty lot on GARN, there had been a late night party recently. Fred stated that the party wasn't noisy, but that the Rescue Squad had to respond to a heroin overdose there. Fred stated that the person was revived with 'Nar-cam', but was not cooperative with the police, so no further details were available, other than the confirmed heroin overdose and revival. Fred stated this was an example of the need to get a more formal community Neighborhood Watch program up and running.

Fred next provided the Roads Report in the absence of Brian Snyder. Fred read the notes given him by Brian, which stated that, 1) there had been 5 loads of gravel spread on Greene Acres roads since the last regular board meeting, 2) that a specific roads maintenance schedule would be announced once the winter freeze/thaw cycle had ended and the road conditions could be assessed, 3) that the Tall Pines repair and sealing was not done as the two contractors who had provided quotes were unavailable, and that Wesley B. had since put asphalt cold patch on the potholes and edges, 4) that Wesley had reinforced edges along GAPOA culverts that were experiencing soil erosion, 5) that the gate controller and the webcam were repaired as part of Safety and Services. That finished Brian's notes, and Fred stated that he wanted to add that community members are reminded not to leave vehicles along GAPOA roads Right of Way, as the winter snow clearing season had begun, and any vehicles left would impede snow removal efforts, or might possibly be damaged. Fred noted then that Wesley had said he would speak to any people whose vehicles were parked on the ROW. Fred then finished by saying that the repair and seal of Tall Pines would be readdressed in the spring. Wesley stated that he had heard of someone on the other side of the mountain who would do it, and that probably they would begin roads work in April. Debbie T. noted that she had made multiple attempts to contact the contractors who had given the previous quotes, but without success.

Al Hodge provided the Environmental Committee Report. Al said that three letters had been sent out regarding unused/abandoned vehicles in several areas. Al said that there had been some success, as two members did move their vehicles, but there had been no response to the third letter sent. Al said he had checked on that particular vehicle and that it had an open window and the hood was up, so he thought the board should proceed with that as an abandoned vehicle. Fred stated that he had been contacted by the person who is renting the house at that location, and that the person said he would 'do something about that' and was 'waiting for some money' and that he would 'at least get the vehicle registered next week'. Debbie T. stated that the board needed to follow up with the property owner. Debbie B. stated that the board had been in contact with the property owner in previous years re cleaning up his property. Debbie B. then asked about a vehicle on GARN, at a rental property, where there is an abandoned car on the driveway, which a previous board member had complained about in the past. Al H. said he would look into it. Al went on to say that he had gone up to look at the driveway entrance which had been put in on Top Ridge. Wesley stated that the property belonged to Buck Shifflett, and he had been told that Buck did intend to build there. Fred then suggested that a letter be sent to Buck stating that the board had noticed the driveway and to remind him that any construction was to be approved by the GAPOA board first and the fee paid prior to the start of construction. Discussion followed to clarify exactly which lot it was before a letter is sent. When Fred asked for anything further re Environmental, Al stated that someone had commented about the car abandoned on GARN not too far from the pavilion. Debbie T. stated she had contacted the person renting that property now and was told it was left there by the previous renter who no longer lives in Greene Acres. Debbie T. stated that she had offered the current tenant information on how to go about having the vehicle declared abandoned, but that person showed no interest in doing so. Fred said then that a letter needed to go out stating that the vehicle had been brought to the board's attention, and that something would have to be done about it. Debbie T. clarified that the letter should make the point that the concern is that something must be done, as the vehicle belongs to someone no longer residing in GA.

(At this point Fred welcomed Russ Wright, a past board member, and asked whether he had any concerns. Russ stated that he did not, but decided to drop in as he was in the area and saw the signs announcing the meeting.)

Fred asked if there was anything further from Environmental and Al asked whether the board wanted a letter sent to the owner of the new house on Pete's Place, where a pile of logs from the lot clearing still

lay. Al said that according to GAPOA covenants debris from lot clearing must be removed. Debbie T. stated that Clayton Homes is still listed as owner of the property, so a letter would go to them.

Debbie B. then provided the Membership Committee Report. Debbie stated that the board still has one opening. Fred stated that there might possibly be another board opening also, as he has been unable to reach Mike H. despite repeated attempts, but that he hasn't received a formal communication from Mike stating that he is resigning. Fred said he would make another attempt to reach out to Mike. For further Membership news, Debbie B. stated that she receives many communications from various people and that she forwards those inquiries on to the pertinent board members.

Debbie Turck provided the Legal and Insurance Committee Report. Debbie said that for Legal there is one case on hold re garnishments, and that the county garnishment ends in November and at that point GAPOA's would go into effect. Debbie said that there is currently a suit against a member, with a court date on Wednesday, but that it had been postponed after the board was contacted by the son. In February the son had had two of the three lots in question transferred into his name. Debbie stated that when the transfer took place GAPOA had an active judgement against the property, as well as an active lien, so no transfer should have taken place, as there wasn't a clear title on any of the properties. Debbie T. said she had contacted the GAPOA attorneys about it and they are checking to see if there is any recourse. Debbie went on to say that there is over \$4000 on the judgement and the son told her he would see that it is cleared up and that his father wants to start making payments. The attorneys told Debbie that if no payments are made, then that is a default and a legal pursuit of what is owed would start at that point. Fred suggested that a complaint be made to the county regarding their failure to uphold the lien. Debbie T. then stated that the county is currently suing Wheeler and Allison for back taxes and that GAPOA is listed as having a claim, but it failed to note the \$10,000 judgement on the Wheeler property. Debbie said she has contacted the attorneys about it so it can be corrected, and that it is coming up in December. Debbie then said that the Allison's live in Maryland and never responded to the judgement process or showed up in court, so it was a default judgement. She said Wheeler did respond and there had been one continuance with that, which had cost a lot of legal fees, so the judgement was for \$9700 plus \$2000 in legal fees. Debbie went on to state that a bill from the GAPOA attorneys had been received, which was for their retainer plus legal fees to date: \$1400. She explained that the retainer is \$1200, which includes unlimited phone calls at no charge and a reduced rate for any communications with the paralegal or attorneys, such as emails, and including court appearances. Debbie went over the fees paid to the previous GAPOA attorneys, and pointed out the new attorney fees are much less. Debbie next stated that the Sheriff's sale on the Wheeler house came back stating he owns two vehicles, not the three he has and that he has 'only the assets necessary to sustain him'. Debbie said the GAPOA judgement will go into effect after any judgement claimed by the county.

Debbie T. went on to provide the Insurance Report, and said that it was recently paid, but that she hasn't received the D&O (Directors & Officers) policy yet, which insures the board members from suits and liability, and is \$750/year.

Fred then asked for a vote on whether to retain the present attorneys for the next year. Debbie T. recommended staying with the present attorneys and paying the retainer as the reduced rates are worth it. Member Russ Wright commented that he agreed that receiving the reduced rate would pay for itself after the first few phone calls. After discussion among the board, Al Hodge made the motion to continue with the new attorneys and to pay the retainer. Debbie B. seconded the motion. All voted in favor.

There was no Report from the Activities Committee.

**Old Business:**

Fred stated that he had contacted the previous person who audited GAPOA, and said that person would audit the last one or two fiscal years.

Fred said that the bathhouse had been closed for the winter and the pipes drained, and added that the heaters are still available should they be required in extremely cold weather. Wesley B. stated that the one valve still leaking in the girls bathroom would be fixed in the spring before the bathhouse officially opened again. Discussion followed re the need for cameras in the common area that record.

### **New Business:**

Fred brought up the need to schedule board work sessions. Al made the suggestion to have a work session the 1st Saturday after New Years. After discussion the board made the decision to schedule a work session on Saturday, January 7th at 10 a.m. and Fred & Debbie Turck volunteered to host it at their house.

Fred next brought up the newsletter. He said that despite lack of contact with Mike H., who had volunteered to do it, a December newsletter must go out because of assessment notification. Discussion followed re when assessment notices should be sent and could the date be changed. The bylaws were consulted and it was noted that the wording did not require the notice be sent in December. After discussion the board decided to change the bylaws to read that assessment notices will be sent by February 1st, and also that a newsletter would still be sent in December to inform the members of this change, which would also include a reminder of the assessment increase. Fred asked for a motion to change the bylaws to state that assessments are due by March 15th of each year. Debbie B. made the motion. Debbie T. seconded. All voted in favor. Debbie T. then suggested that an administrative fee be added to the payment plan for those members in default, to cover the cost of additional postage and bookkeeping required etc. The board discussed what amount the administrative fee should be and decided that \$4 per lot would be assessed for any member in default who chooses to use the payment plan.

Fred next asked for questions and comments from the members. Russ Wright asked for clarification on the 2017 assessment per lot: would it be \$185? Debbie T. said yes, that the 10% increase was voted in at the annual meeting in July, and that the cost of repairing and resealing Tall Pines was the deciding factor in whether to make the increase.

Fred thanked the members for attending and then stated that there was no need for an Executive Session and he asked for a motion to close the regular board meeting. Terry Hodge made the motion. Debbie Turck seconded. All voted in favor.