

Greene Acres Property Owners Association Regular Board Meeting
Thursday, September 8, 2016 6pm
Greene Acres Pavilion

Chairman Fred Turck called the meeting to order at approximately 6pm.

Board Members present: Fred Turck, Debbie Turck, Brian Snyder, Tanya Givens, Al Hodge, Terry Hodge

Absent members: Debbie Baugher, Mike Hoovler

A quorum was certified and summary of minutes from the July 30, 2016 regular Board meeting was read by Secretary Terry Hodge.

Fred asked for a motion to accept the minutes as read. Terry Hodge asked that the minutes be amended to note that Debbie Turck is also heading the Legal and Insurance Chair. Fred then asked for a motion to accept the amended minutes. Debbie Turck made the motion to accept the amended minutes. Brian Snyder seconded. All voted in favor.

Fred then asked for the Treasurer's Report.

Debbie Turck provided the Treasurer's Report. Debbie stated that so far this year \$3000+ had been collected from prior years assessments, and also late fees, lien filing fees, and building fees, which made income so far over \$4500 this fiscal year. Debbie stated that \$8100 had been spent so far this fiscal year, but that income is typically low at this time as assessments aren't due until the end of January 2017. Debbie then went over the detailed breakdown of expenditures so far this year. Debbie stated that the current checking account balance as of the end of August was \$30,217.54, and that the savings account balance at that time was \$92,776.95. Debbie next pointed out the flow chart which described the month-to-month breakdown of expenditures and income. Debbie stated that a couple of accounts had been cleared and some liens had been removed, so the number of accounts in arrears is being slowly whittled down. Debbie asked if there were any questions and there were none. Debbie then added that income taxes were filed this month and that GAPOA paid \$61 in federal taxes and \$12 in state taxes. Fred then asked for a motion to approve the Treasurer's Report. Terry Hodge made the motion. Al Hodge seconded. All voted in favor of accepting the report.

Fred then asked for the Committee Reports.

Fred provided the Safety and Services Report. He stated there was nothing of significance to report and that the Committee is still in 'limbo' as there is no one chairing. Fred said it had been very quiet at the lake this summer, even with a lot of pavilion reservations, and that people had been very respectful of others using the beach and common areas.

Brian Snyder provided the Roads Report. Brian stated that not much had happened since the previous board meeting and that funds were trickling in. Brian said that the work on Tall Pines was going to move forward, filling the potholes and the edges and sealing it. Brian stated that he had a quote from Larry Kirby for \$7000 to do the work, which will include approximately two tons of asphalt for the repair and then seal. Brian added that he wanted to come up with a schedule of repair for Greene Acres roads, focusing first and especially on the side roads most in need of attention. He stated that the schedule would be posted so that members are aware of which road sections are going to be worked on and when. Brian stated that he wanted to try using reclaimed asphalt on a section of the main road this fall in the hope that it would help keep dust down. He noted that unless it is steamrolled down it has a tendency to shift and

create potholes, but he wanted to test a section just to see how it would work. Brian estimated that 3 loads would be approximately \$1500, so it would be worthwhile to try it out. Brian asked for any questions and said that the info is on the website. Fred said that he had noticed a hole on the edge of the road near the Pavilion, where the ditch had been dug especially deep and that it appeared to be eroding away. Brian stated that he would look at it and see what repair might be necessary. Brian then noted that the ditching work appeared to have helped the drainage issues. Fred stated that one member had crushed his own culvert during work on his property and that the member was told it would have to be fixed or it would create problems. Brian stated that drainage off driveways can be an issue if the culverts are not kept clear, and that he is trying to address the individual members concerned to resolve those problems.

Al Hodge provided the Environmental Committee Report. Al said he wanted to make a note first regarding Safety and Services, and that he had driven by the Pavilion this morning and there was no one around, except a car was parked at the beach which didn't have a green tag. He stated that an elderly lady with a walker then came from the bath house with a companion and he was told the lady was a property owner living in assisted care and that she came to the beach a few times a year to walk in the water.

Al then went on with the Environmental Report. He said that the owners of lot 3-24 are making an 8x16 sunroom addition and had given him a check for their building fee. Al passed the check to Debbie T., Treasurer. Al next made note of a recent conversation he'd had with the person excavating a lot on Pete's Place. Al said he'd made that member aware that he was supposed to get GAPOA approval before any construction was begun, and also that he appeared to be clear cutting, which is directly forbidden by GAPOA covenants. Al stated that the owner then signed the agreement to abide by GAPOA rules and covenants. At that point the owner supplied a copy of the plat and also the building plans he intends to use, which will be for a home over 1200 sq.ft., with a full basement, stick built. The building plans showed a 6/12 roof pitch and Al told him the requirement is 7/12 and the owner made a note of that change on the blueprint. Al stated that the owner does intend to put a driveway culvert in and asked Brian S. what length was required. Brian said it must be more than ten feet. Al said the owner expressed concern re the drainage ditches on Petes Place and asked Brian to take a look to see if it needs attention. Al said the owner was receptive to the idea of planting trees to replace the ones he'd removed along the edge of his property. The owner had also given Al a \$250 check for his initial building fee, which Al passed along to Debbie T., Treasurer. Al stated that he told the owner that the \$250 was supposed to be paid prior to any work being done, and that the balance of \$750 should be paid immediately since construction was already started. Fred then reminded the members present how building fees are paid: \$250 for plan approval, and \$750 prior to breaking of ground.

Al stated there were two other lots set to begin construction. They are lots 3 and 4 on Tall Pines. He said the plans for both had square footage over 1000 sq.ft. Al said that the owners of lot 3 wanted to put in a 'manufactured' home or double-wide, with a 4/12 roof pitch and which would not have a supporting foundation on the perimeter. Al said that this plan is non-compliant with GAPOA building requirements due to those three points: manufactured, pitch and foundation. Fred then stated that, per this plan, the owner would not receive GAPOA permission to build and that the owner had not requested a waiver. Member Virginia Thompson asked for more information. Fred said that the owners would not receive GAPOA permission to build, but that if they went ahead and built anyway GAPOA's only recourse would be through the covenants and the fines or fees which would be assessed to them.

Al then stated that the next building approval was for lot 4 on Tall Pines and that the plan was for a home over 1200+ sq.ft., and that it is an 'off-frame' modular, which would be crane-set on a foundation. Al noted however, that the plan called for a 5/12 roof pitch, which does not follow GAPOA requirements. Al went on to say that this plan would be acceptable provided the roof pitch is changed to 7/12. Brian S. asked whether the owners had provided pictures and that GAPOA had made variances in the past on roof

pitch requirements. Fred said that since the owners had not requested a variance at this point, the plan would be denied because of the roof pitch. Fred and Al then went on to explain the differences between manufactured and modular homes. Fred stated that the members would be kept abreast of developments on these two building requests. Fred also noted that the home most recently built on Petes Place did have a 5/12 pitch and that the builder had asked the board for a variance. However, the builder did not provide all the information, so the board was misinformed and approved the variance in error. Al asked whether the full building fee had been paid for that home and Debbie T. told him it had. Fred then thanked Al for his diligence as Environmental chair, as so much new construction was happening in Greene Acres.

Al then went on to say that the board might want to look into changing building renovation fees. He had researched fees at Twin Lakes and said that major renovations there were assessed at \$500. Al and Fred asked for questions. Member John Haselden wanted to know what the difference was between a roof pitch of 5/12 (or less) and 7/12 and how it affects the functionality of the house. Fred stated that the steeper the pitch the longer the roof lasts, and that it is also esthetics and how it looks to the community. Fred thought that the 7/12 requirement might originally have been put in place as an effort to keep flat-roofed trailers out. Member Mike Casteel noted that the requirement might have to do with estimated snow loads, etc. John Haselden stated that since owners pay to fix their own roofs it should be up to them to choose their roof pitch. Al stated that the 7/12 pitch is cosmetically more pleasing and ultimately affects property values. Virginia Thompson stated that a more uniform roof pitch throughout the community is more cohesive. Fred then said that perhaps the board would ask for more feedback from the community regarding GAPOA building requirements.

Virginia Thompson then thanked the board for contacting the neighbor she had been having dog issues with, and said that dog is no longer a problem but that another neighbor's dog was now straying onto and dirtying her property. Al stated that there are benign ways to repel unwanted neighbor pets from your yard.

Fred then provided the Membership Committee Report in the absence of board member Debbie Baugher. He stated that the board is still one member short and asked anyone interested in joining the board or in committee work to please step forward and help out, and more hands would be appreciated.

Debbie Turck provided the Legal and Insurance Committee Report. Debbie said that no appeal had been filed after the case GAPOA received a judgement on on July 6th, so the abstract would be filed in Greene and Albemarle counties and in Charlottesville, as the person owns property in all those areas. That means all of their assets would be attached in all three areas and the case would be sent on to the collections law firm. The house in Greene Acres is being rented, so the collections firm would do a rental foreclosure, which means the renter would pay Greene Acres directly and not the owner. Debbie stated there is a garnishment in place on another, and we are waiting for the current garnishment by the county to be finished, then GAPOA's should start in November. Debbie stated also that two debts from over three years would be cleared this month. Fred noted that the payment plan seemed to be an effective way to help property owners meet their debts and he thanked Debbie T. for her hard work there.

Tanya Givens provided the Activities Committee Report. Tanya stated that several families showed up for the Back to School Night on August 26th, and that there was a sack race, plinko, 3-legged race, and several other activities. Tanya said the children seemed to have a very good time and hoped for more participants in the future. Tanya said she would like to start thinking about the Halloween activity now and settling on a date, and ideas for activities. Fred then noted that the only expense the board had for the Back to School Night was for the pizza and cupcakes, which came to about \$58, and it was money well spent.

Old Business:

Fred stated that the boat rack and storage was full now and that expansion had previously been discussed. Fred said that one person had moved and left their boat, and Debbie T. said that boat owner had paid their rental fee for this year. Fred also noted that no one had been asking for a boat slot, but that adding onto the boat rack would be fairly simple.

Fred said that the website is being worked on by Brian S., Terry H. and himself and that he hoped the members are taking note of the more up-to-date information available. Fred welcomed any ideas or suggestions for the website.

Fred then stated that it had been three years since the last audit. He said the books are always open and available to the members, but that a formal audit is due. The board has put out feelers to some members of the community with a financial background to see whether they would be interested in performing an audit, but no one has stepped forward. Fred said the last audit cost \$500 and the board would be willing to pay a community member a like amount. Fred then stated that if no one within the community is willing to do the work, the board will have to hire an outside accountant, which would be significantly more expensive. Fred said he felt an audit must be done before entering the next fiscal year, which begins July 1st. Fred asked if any member knows someone who might be interested to please have them contact the board.

New Business:

Fred stated that the regular board meetings schedule had been set and he asked whether any work sessions were necessary. Terry said she thought work sessions should be scheduled and suggested that board members email amongst themselves to settle work session dates. Fred said the work sessions would be helpful for clerical clean up and to put together a document for other changes to be brought before the membership. Fred noted that the board can make changes to the Rules and Regulations *only* and that any changes to the Bylaws and Covenants must be brought before the members.

Fred next brought up closing down the bath house. In the absence of Property Manager Wesley Baugher, Fred asked what the usual date for that was. Brian stated it was usually after Halloween, around November 15th. Debbie T. stated that the last Pavilion reservation is on November 5th, so they would need access to the bath house. Fred said there are small heaters available if necessary. Fred then stated that there has already been a Pavilion reservation made for June 2017, and that he thought the new process using temporary parking tags seemed to be working well.

Fred then said that Mike Hoovler and Terry were working on the newsletter. Terry stated that she had contacted Mike suggesting he take the lead on it and that she would be available to help at any time. Terry went on to say that Mike had asked for a firm date for the newsletter to go out as that would give him a deadline to work toward and that the present newsletter isn't ready yet. Fred asked for suggestions for dates. Debbie T. said the next newsletter should go out the end of September or beginning of October and that assessments go out the first part of December, so the following newsletter could be included with that. Brian suggested October 1st for the upcoming newsletter and Fred suggested December 1st for the next. Fred asked Terry to pass those two dates along to Mike. Fred then stated that an electronic version of the newsletter had been suggested, especially for the stand-alone versions, and that it could be posted on the website and even on the Facebook page. Fred suggested a list might be generated of those members who would prefer to receive a hard copy and mailings could still go out to those people. Fred suggested Mike be contacted to see what his preferences might be.

Fred next brought up notification of increased assessments. Fred stated that a 10% increase had been approved at the last board meeting and asked how much that would increase income. Debbie T. stated that there would be an extra \$5000 to put towards the Tall Pines repair work. Fred then stated that this particular round would be earmarked for Tall Pines, but in the future would go to the general fund. Brian stated that the Pavilion roof will need attention soon. Fred reassured the members that an increase in assessments would not be happening every year.

Fred then brought up the hangtags for 2017. Fred stated that the present hangtags are cheaper and thinner and wanted to know if anyone had experienced any trouble with them. As no one present had problems, Fred stated that the new hangtags would be the same as this years then, which would save a lot of money. Fred then stated that there was a good response to the request for the gate card numbers, that they were all deactivated and reactivated without much trouble. Fred stated that Debbie T. is able to fix any gate card issues very quickly.

Fred next asked for questions and comments from the members. Virginia T. asked if there were any way to get more to come to the board meetings. Debbie T. said that was the reason the door prizes were offered at the annual meeting, in an effort to stimulate turnout. Fred said that was also the reason some board meetings were scheduled for a Thursday night, in the hope more would be able to come.

Fred thanked the members for attending and then asked the board to adjourn for a brief executive session in order to discuss the Property Manager's contract, which is up for renewal.

Fred called the regular board meeting back into session at approximately 7:15pm. As there was no further business, Fred asked for a motion to close the regular board meeting. Al Hodge made the motion. Tanya Givens seconded. All voted in favor.