

**Greene Acres Property Owners Association Regular Board Meeting**  
**Saturday, April 6, 2019**  
**Greene County Administration Building**

Chairman Fred Turck called the meeting to order at approximately 10:00 a.m.

Board Members present: Fred Turck, Debbie Turck, Debbie Baugher, Terry Hodge, Doug Price, Lydia Price, John Haselden, Cynthia Bruce, Rick Wilkinson

A quorum was certified and a summary of the minutes from the January 5th, 2019 regular board meeting was read by secretary Terry Hodge. Fred asked for a motion to accept the minutes as read. Debbie Baugher made the motion, Doug Price seconded. All voted in favor.

Fred welcomed Julie Murphy, a new Greene Acres resident, and asked the board to introduce themselves to her. Next, Fred congratulated member Lydia Price on her recent win in a Greene County photo contest. Lastly, Fred congratulated member Anthea Haselden on her upcoming citizenship ceremony.

Fred asked Debbie Turck for the **Treasurer's Report**. Debbie noted that everyone should have a copy of the report. Debbie stated that assessments collected had been \$48,000 of the \$58,000 projected, but that in April another \$4,600 had been received so as of this date a little over \$53,000 in assessments had been received. Debbie said late fees couldn't be assessed until May 15th, but that liens could be filed against delinquent members. Debbie went on to say that there was a larger amount collected in prior years arrears, \$15,600 instead of the \$1,000 projected, which was because of a judgement payment received of \$11,729 and another \$2,900 judgement received after a state/county foreclosure sale of a Greene Acres lot in which GAPOA was one of the creditors. Debbie went on to say that most other things were on track and pointed out under 'Miscellaneous' Income \$4,398 received, which was over the \$1,000 projected because \$2,000 was received from property owners who were in violation of covenants, mostly rental properties. Debbie said that another \$1,000 was received from property owners who paid to have their culvert replaced. Fred noted that the culverts had to be replaced as they weren't functioning after last year's heavy storms and that the board only acted because of the detriment to the roads. Debbie went on to note that there was a current over-budget on the 'Lien/Legal' Expenses line of \$347 because of a judgement against a person who lives out of state, so it was necessary to hire out of state counsel to file some additional paperwork. Next, Debbie stated that it looked like a large overage under 'Miscellaneous' Expenses, but it really wasn't, as \$5,000 was for a Surety Bond reimbursement paid to a contractor. Also, Debbie said there were additional unexpected expenses, such as \$300 for the WCV presentation, \$120 for the new website, \$415 for new hangtags, \$333 for the new Welcome (to the Community) folders, for a total of \$6,600 in additional expenses. Debbie concluded by saying the other pages of the Treasury Report were expenditures by vendor paid and a monthly breakdown of expenditures. Fred asked for a motion to accept the Treasurer's Report as presented. Terry Hodge made the motion. Cynthia Bruce seconded. All voted in favor.

Fred next asked for the Committee Reports. Fred said there was nothing new to report for the **Safety & Services Committee**, except to say that people should be aware that bears are out of hibernation now.

For the **Roads Committee Report** Fred stated that Debbie B had gotten three bids for repairs to Tall Pines, from the mailboxes up to the GARN/GARS stop sign, which ranged from \$35,000 to \$50,000, and was for the total package including fixing the edges and a new layer of hard surface on top. Fred went on to say that the other project to consider was having the main loop worked on. Fred said Property Manager Wesley Baugher had gotten a ballpark estimate of \$20,000 from a contractor to have the main loop reditched, debris removed, and crowned (in those segments where crowning is feasible), but that figure did not include purchase of gravel after the work was done. Fred noted that with the low estimate for work on Tall Pines and for the work on the main loop, the total would be \$55,000. Fred said that he had some options to suggest for funding the work: Debbie T had gone over the budget and had found about \$20,000 in unanticipated income, and there was a remaining balance in the roads budget of about \$11,000 for the final three months of the fiscal year, which would be enough to cover *one* of the proposed roads projects. Fred said another option to consider is taking out a bank loan, which is feasible now that delinquent assessment payments are so low (as banks won't loan if delinquent accounts are above a certain percentage of the total), but then how to repay the loan would need to be considered, and would it necessitate raising assessments. Debbie T stated that raising assessments by the ten percent allowed would generate approximately another \$3,000 of income yearly. Debbie T next calculated that for a special assessment, it would cost \$130 per homeowner, or \$100 per lot, in one year, to generate \$35,000 or perhaps half those amounts for a two-year repayment option. Rick said an option would be to take a loan against our own reserves, with a special assessment repayment at \$25/lot for four years. Debbie T clarified that there was money in the current budget enough to pay for one, but not both roads projects, and that GAPOA is legally bound to keep a certain amount in reserve, which is there to cover emergencies. Fred noted that if the loop road project is done that would allow future annual roads maintenance to focus on the side roads. Fred reminded everyone that the spillway still needed to be engineer inspected and monies might be needed for that repair. After more discussion, Fred asked for a motion to put the \$35,000 presently in the budget towards ditching, crowning and graveling the GARN/GARS loop, with a secondary option to add work on High View and High Ridge if funds allow and the loop work is satisfactory. Debbie T made the motion. Lydia seconded. All voted in favor. Member Al Hodge suggested checking the plats to be sure of the GAPOA rights-of-way, as the roads have shifted over time from when they were originally made, and also suggested plain gravel might be a better option than crush-and-run, as that would help mitigate the dust issue. Member Anthea Haselden asked about how blocked culverts would be addressed. Fred next brought up surveying the membership regarding options for the work on Tall Pines. After discussion, Fred asked Rick and Terry to make up a survey to go out to the membership regarding the work to be done on Tall Pines and the option of a special assessment to pay for it. Debbie T said the July board meeting could be made a special meeting for the membership to vote on the special assessment. Fred asked for a motion to send the survey to the membership and make the July board meeting a special meeting for voting on the special assessment. Debbie B made the motion. Debbie T seconded. All voted in favor.

Fred next asked whether a load of sand was still needed for the beach and Wesley B said it was and asked when it should be done. Fred said whenever it fits into the work schedule.

Cynthia provided the **Environmental Committee Report**. Cynthia said that dumpsters for the Cleanup day next week were scheduled to be brought in on Friday and removed Monday, one for mixed rubbish and one for metal. Cynthia said tires would be accepted and kept separate. Cynthia noted the 9am start

time and 12 noon ending, with a free hotdog lunch provided by the board afterwards for those who participate. Debbie T suggested only people who bring at least one bag of trash should be allowed to partake of the hotdog lunch. Debbie B asked how the hotdogs would be prepared. Discussion followed. Debbie B had a question about the trashy property on Mallard. Cynthia said she had sent letters to those owners with options for utilizing the Cleanup day to clear their property, or alternatively to have the board arrange to clear the property at the owner's expense, but that the Mallard property would not be the focus on the Cleanup day. Debbie T said a new person had been making payments on the Mallard property and she would give that person's address to Cynthia to resend the previous letters. Cynthia next had a question about getting the gate open for delivery of the dumpsters on Friday. Debbie T said the gate would be opened Friday morning and left open Saturday until the Cleanup day is over. Next Cynthia brought up the building going up on the Ashley McGaha lot, and that she had received the building fee and a rough site plan, but that a new letter needed to be sent as the roof didn't appear to be the required 7/12 pitch. At this point Lydia volunteered to bring a pot of chili for Cleanup day. Cynthia said she would put a reminder about Cleanup day on Facebook and flyers at the mailboxes. Fred mentioned the letters Cynthia had sent out re abandoned vehicles and she said she had not heard back from either owner. John mentioned that he had seen a lot of 'farm use' vehicles recently and Fred and Debbie T recommended he notify the sheriff about them.

Debbie B provided the **Membership & Nominating Committee Report**. Debbie stated that there was nothing to report, but that a blurb needed to be put in the next newsletter asking people to send in their names if they were interested in serving on the board.

Debbie T provided the **Legal & Insurance Committee Report**. Debbie stated that prior to March 27th she had filed eight warrants-in-debts and that prior to the court date two people had paid up. Debbie said that she had received judgements on the other six on March 27th and that those would be turned over to the attorneys for collection. Debbie noted that two were second judgements on the same property and the attorneys are working on a foreclosure sale from the first judgement, and that the second judgement would allow them to file on the entire debt, which totals about \$11,000-\$12,000.

Lydia provided the **Welcoming Committee Report**. Fred pointed out the folders he had brought to be used for the Welcome packets. Rick brought a County guide insert from a local paper as an example for Lydia to include in the packets and suggested asking the newspaper, which would probably give her a stack of them. Lydia said she planned to include the following in the packets: a copy of the latest newsletter, a booklet from the extension office, an emergency numbers refrigerator magnet, the 'welcome angels' handmade by Barb Nye and herself, and a card from the Visitors Center. Lydia said the Visitors Center preferred to have their website address included on a page in the packet, rather than a lot of brochures which people can pick up there for themselves. Debbie T said she would give Lydia a list of new 2019 homeowners.

#### **Old Business:**

- The dam and spillway: discussed earlier.
- Fred asked Rick to comment on the CAI (Community Association Institute). Rick said he had looked it over and thought it would be a good idea for GAPOA, and more cost effective if the whole board joined (@ just under \$300) than individually (at a cost of \$125 each). Rick said the

benefits were that it is a community association, it has online info and training, it is attorney recommended, there is networking etc. Fred encouraged the entire board to sign up and Rick passed the paperwork around for those who were interested. Rick made a motion for the board to apply for membership to the CAI, Debbie T seconded. All voted in favor.

- Debbie T spoke about Virginia Broadband. Debbie said that she had had a conversation recently with Virginia Broadband's chairman and sales manager about the installation delay. Debbie was told that we are still on their list, but that previous projects had delayed the start of ours and that they are still committed to the project in Greene Acres. The chairman was supposed to get Debbie a status report by Friday, April 5th, but she hadn't received it, and planned to look into it the next week.

#### **New Business:**

- Opening the bathhouse. After discussion it was decided Wesley should open the bathhouse for the Cleanup day next week.
- Debbie T talked about the new hang tags and gate passes. Debbie said new hangtags were mailed out as property owners paid their assessments, but she wasn't as happy with their quality. The vendor told Debbie that some colors came on thicker card stock, and she said she would be sure to order the thicker ones next year. Debbie said that gate passes for those owners who haven't paid their assessments had been deactivated after March 15th and were being reactivated as they were paid.
- Boat rack/playscape/pier/float: Fred said the floating platform had drifted and needed to be towed back to the beach area and that a new carpet for the top was being looked into.
- Pavilion Reservations: Debbie B said she was okay on her stock of cards.
- Community Events: Fred noted that Cleanup day had already been discussed, and brought up the July 4th parade float activity which had to be cancelled last year. Lydia said she would put in the application to be included in the parade. Wesley agreed he was still willing to pull the float with his tractor. Debbie B said the contact info for the parade was in the local numbers booklet. Anthea said the theme this year is Red, White, and Blue in Greene.

Fred asked for any comments and Rick asked if everyone had gotten the notice about the June legal seminar. Debbie T said she would resend the email re the seminar to those who hadn't received it yet. Terry had a question about including fireworks safety info in the next newsletter, as had been suggested previously, but was concerned about space for it. Rick suggested putting the info on the Facebook page. Cynthia suggested putting flyers at the mailboxes as so many were able to see them there.

Next, Fred asked for a motion to recess the regular board meeting for a brief executive session. Rick made the motion to go into Executive Session to discuss legal and other member specific issues. Debbie B seconded. The board recessed at approximately 11:40a.m.

After a brief Executive Session, the board resumed the regular board meeting. Debbie T brought up removing Al Hodge from the debit card, as he is no longer a board member and putting Terry on it. Terry said she didn't plan to run for office again in September however. Fred thanked Debbie for her detailed bookkeeping and efforts to keep everything completely above board and transparent.

Fred thanked everyone for attending and as there was no further business the regular board meeting was adjourned at approximately 12:00 p.m.