

Greene Acres Property Owner Annual Meeting

Wednesday, September 11, 2019

Pavilion 6:30pm

The Regular Board Meeting was called to order by Chairman, Fred Turck at 6:35pm for the purpose of establishing a budget for the 2019-2020 fiscal year.

Board Members present were Fred Turck, Debbie Turck, Rick Wilkinson, Doug Price, Lydia Price, Cynthia Bruce, Russ Wright and Debbie Baugher. A quorum was verified by Debbie Baugher.

Minutes from the July 13, 2019 were read by Debbie Baugher as submitted by Rick Wilkinson. There was one correction to the minutes to add the word "private" in regards to dock plans submitted to the Environmental Committee by a Homeowner on GARN.

There was a discussion regarding using Google docs so that all Board Members can access Association Documents.

Treasurer Debbie Turck provided worksheets to Board Members to discuss the Budget for the 2019-2020 fiscal year.

Proposed Revenue for 2020 at current assessment listed was \$65,500 which also included revenue from prior years' assessments, late fees, lien filing fees, rent fees, building fees, boat rack rental fees and any miscellaneous income.

Proposed Expenses-Disbursements included Income Tax, Utilities, lien filing fees, legal retainer, roads, snow removal, beach and bath house maintenance, newsletters, mailings, dam inspection, Property Manager, gate maintenance contract and any miscellaneous expenses or refunds.

There was a discussion regarding the costs of printing and mail newsletters. Postage alone is around \$200 and the printing of the newsletters is approximately \$800.

It was decided to keep any monies from the Children's Activity Fund (Plant Sale) and Hardship Fund separate from the operating Budget.

The Board will purchase a new 7.5' X 9.5' Poly Deck swimming dock for the lake which will cost approximately \$3,000 with delivery and installation.

There was a request from Homeowner Jennifer Carrol to correct the slope to pavement from GARN towards the stop signs.

There was a discussion regarding purchasing and installing speed bumps.

Debbie Turck read a letter from the Board of Supervisors regarding Greene County's grant request to the State for Broadband which would greatly impact and improve internet service in Greene Acres. Homeowner Michael Hoovler encouraged everyone to attend BOS meetings to stay aware of the progress of the grant.

There was much discussion regarding raising assessments to allow the Board to do more work on roads. It was noted that the assessment have not increased in 3 years. Rick Wilkerson made a motion to increase the annual assessment from \$185 to \$200. Cynthia Bruce asked to amend the motion to raise the assessment to \$199 and add a stipulation that the Board will make a commitment to hold this amount steady for three years barring any emergency. The motion passed 7 to 1 with Debbie Turck voting NO to the increase.

Doug Price made a motion, seconded by Rick Wilkinson to accept the budget of \$69,910.00 for the 2019-2020 operating year.

At 7:40 pm Doug Price made the motion for the Board to enter Executive Session which was seconded by Cynthia Bruce.

Greene Acres Property Owner Annual Meeting

Wednesday, September 11, 2019

Pavilion

Reconvene after Executive Session.

When the Board returned from Executive Session, the dates for the next Board Meetings were approved. Next meetings scheduled for:

November 9, 2019

February 22, 2020

May 16, 2020

July 18, 2020.

The annual meeting is scheduled for September 12, 2020.

The 2019-2020 slate of Officers was announced:

Chairman: Russ Wright

Vice-Chairman: Fred Turck

Secretary: Cynthia Bruce

Treasurer: Debbie Turck

Assistant Secretary-Treasurer; Debbie Baugher

Committee Members will be appointed at the November 9th meeting.

Wesley Baugher was asked to continue with his current contract as Property Manager at \$20,808 annually.

Wesley will close the bath house for the season after the Halloween party.

Jennifer Carrol volunteered to donate a basketball goal to the lake. Previously, Billing Coleman had offered to donate one but that has not happened so Jennifer was asked to contact him first.

Trish McGuire asked about a winter activity for the children. Lydia Price explained that those plans would be discussed at the November 9, 2019 meeting.

Rick Wilkinson made the motion to adjourn which was seconded by Cynthia Bruce.

Meeting was adjourned at 8:30pm.

Respectfully submitted by Debbie Baugher, Assistant Secretary Treasurer.