

GREENE ACRES PROPERTY OWNERS' ASSOCIATION

435 Greene Acres Rd N Stanardsville, VA. 22973

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GAPOA Regular Board Meeting Minutes

LOCATION:

Via Teleconference Dial-in telephone number: 1-929-266-3350, then enter Pin # 595 671 096 at the prompt. Directions on how to attend were sent to property owners February 1, 2021 via regular mail, included with property owners 2021/22 fiscal year assessment dues. Directions also posted on the GAPOA web site and social media, at least ten days prior to the event. In-person meeting was not held due to the Covid-19 pandemic.

DATE: February 13, 2021

TIME: 10:00 A.M.

ATTENDING: GAPOA Board

Chair: Fred Turck (FT)

Assistant Chair: Debbie Baugher (DB)

Secretary: Anthea Haselden (AH)

Treasurer: Debbie Turck (DT)

Assistant Treasurer/Secretary: Cynthia Bruce (CB)

Board/Committee Chairs: Tina Deane (TD)

Lydia Price (LP)

Rick Wilkinson (RW)

Property Manager: Wesley Baugher (WB)

GAPOA Property Owners: No record of attendees' names.

Agenda:

Chair F. Turck welcomed attendees and called meeting to order. AH verified quorum.

GAPOA Regular meeting minutes 7/18/2020 read:

AH read aloud an abridged version of the July 18, 2020 minutes. Full version of the meeting minutes was posted on GAPAO website 14 days prior to today's meeting.

Motion: *"To approve the FULL version of the minutes as posted on the GAPOA website of the July 18, 2020 GAPOA regular board meeting."*

Moved: DB / **Second:** CB.

Discussion: AH asked for clarification of wording re Legal/Insurance Motion; *'...compliance with the GAPOA ordinances.'* RW clarified to be read as: *"...compliance with the GAPOA transient rentals ordinances"*.

Motion Carried: 8/8

Treasurers Report:

DT confirmed the budget report was listed on the GAPOA website prior to the meeting. It will be removed from the website after 2/13/2021 meeting, since the documents are for Property Owners eyes only, and the website is public. Not intended as typical practice but allowance given due to covid-19 pandemic.

Line items elaborated on including snow removal, roads, Insurance, and incoming assessments for present fiscal year. Detail of items are presented on the budget report hand out (posted on website). Records are available for viewing to lot owners on request.

PayPal payment system for Assessment Dues now available on website.

Discussion: no comments

Motion to: *'accept the Treasurers Report as presented'.*

Moved: DB / **Second:** LP

Motion carried: 8/8

Roads Committee Report:

Recap on previous work on the roads: High Ridge; Top Ridge, and cul-de-sac.

Stockpile of gravel for winter was purchased. Biggest expenditure was culvert replacement on High View Road near Meadow Drive intersection. Unexpected cost for this replacement, approximately \$2,200.00. Trialing plastic culvert pipe, instead of classic metal pipe, as the constant water rusted out the existing pipe. More culvert pipes may need to be replaced sooner than expected, as they rust out. Increased assessment dues from 2020, tagged for roads, should cover this cost. Committee will be working with WB to keep roads passable with impact from severe weather of late.

Discussion: DT request the GAPOA board to consider doing trail areas of different roading material, on high traffic areas. Suggest "Crush and Run" between the lake gate and High View Road. Different gravel grade than presently used to be placed in another area. RW commented on Top Ridge road.

TD suggest getting a professional to assess the roads.

DT referred to information provided by VDOT, "Maintaining unpaved (Gravel) roads". In the interim, potholes will be filled as in the past. Request WB's input on how to proceed.

Motion: to "test sections on high traffic roads of large (gravel) chips versus 'crush and run', example area the lake gate to High View Road, with WB deciding best time to put into action the test areas".

Moved: DB / **Second:** LP

Motion carried: 8/8

Safety and Services Committee Report:

Neighborhood Watch (NHW): initiated by Craig Taggett (GAPOA property owner), reported he is disappointed not to get the involvement he had anticipated towards a NHW program. He still hopes to work towards future community safety initiatives.

Environmental Committee Report:

FT gave the report, since Russ Wright resigned from the Board. Two new constructions are in discussion process with Board.

Current Builds – Surety bonds have been paid. A refund will take place on a build that had to be revised and footprint smaller due to the building lot's geographic structure. All builds conform with GAPOA rules and regulations. In the past, escrow accounts were used for holding the deposits, but now the Board need to adjust business practice using surety bonds. R. Wright and RW have drafted and been accepted, a form to be used.

Lake Monitoring Report:

Dr. Mike Casteel was not in attendance therefore FT report M. Casteel continues monitoring the lake and will continue to notify the community of lake development through the GAPOA website page and notices posted at the lake.

Activities Committee:

Due to the Covid-19 pandemic all activities are cancelled until further notice. Welcome Packs – there are TEN welcome packs to be distributed to new property owners when practical (LP).

Membership Committee:

DB reported as of July 1, 2020, there have been 20 houses, 8 lots, and 3 pending sales in Greene Acres.

Legal & Insurance Committee:

RW stated the meeting of this committee has been on hold due to the Covid-19 pandemic.

Old Business:

Dam Inspection Certificate required by Insurance company. FT reported little progress with the new contact for the report. Previous contacts are no longer available. A temporary inspection certificate is

available in the interim, but it is not signed, and the Covid-19 pandemic has slowed the certification process, including the required testing. This is ongoing until full certification.

Mailboxes: there is no need to expand at this stage. Issues with mail has been reported to the Post Office service.

Annual Meeting is set for September 18, 2021. Venue and social to be determined closer to the date.

New Business:

- 1. Toy Library:** Kaci Cobb (GAPOA Property Owner) requests permission for her husband Marcus and herself to build, maintain, and facilitate a “Tiny Library” in the community, with the possible location being at the lake pavilion. Discussion ensued, with support for the request.
Motion: *‘For Kaci and Marcus Cobb to facilitate a Tiny Library for the use of the GAPOA community, and liaise with DB and WB for best location, and any other assistance required’.*
Move: LP
Motion Amended: *‘... and K. Cobb provide material list for reimbursement to up to the value of \$200.00 from GAPOA Board funds.’*
Moved: CB / **Second:** DB **Motion carried: 8/8**
- 2. Parking barriers:** DT reported some have been acquired from a business in Culpeper, free of charge, but need to be picked up from Culpeper. They will be used as barriers to help prevent sand being washed into the lake from the beach area.
- 3. Bath House Cleaning Contract renewal** – tabled for Executive session 2/13/2021.

Other Business:

1. Jason little (GAPOA property owner), requested verification on the road/s conditions, and asked, “was an engineer consulted?” regarding ongoing road maintenance. FT replied GAPOA relies on WB’s skills and expertise. RW replied the loop road hired a professional roading company to re-ditch roads; also speed limit lowered to 15 mph to help prevent pothole and erosion. FT invited J. Little to join the Roads Committee and have the task of contacting engineering firms re: roads, with proviso there is no guarantee GAPOA would action any plans/quotes. J. Little accepted the invite to join roads committee and take on the task presented. DB spoke briefly on history of the roads dating back to the 1970’s. FT said those evaluations are now dated. TD suggested the Board investigate acquiring an engineer plan for future road costs and maintenance. J. Little to confer with FT and TD who has connections to roading companies. Motion was called.
Motion: *‘To seek out an Engineering firm/s to examine and or evaluate the cost to look at GAPOA roads.’*
Motion amended: by TD, *‘... at no cost to GAPOA, as this is an exploratory investigation.’*
Moved: AH / **Second:** LP
Motion carried: 6/1/1 (FT, AH, CB, TD, LP, RW: AYE. DT: NAY. DB: ABSTAIN)
2. J. Little expressed concern re: Little Library and safety and security of the proposed area in case of vagrants and unsocial behaviors. DT/DB reassured only people with gate passes will have access to the lake. Security cameras are present at the beach area for extra security.
3. No further business or comments from members when called upon regarding the above matters.

Move into Executive Session:

Motion: FT proposed that *‘the Board to leave Regular Session and move into Executive Session to discuss legal and personnel matters’.*

Moved: LP / **Second:** DT

Motion carried: 8/8

Return to regular Session:

Time: 12: 21 PM

Date: February 13, 2021

Venue: Via Teleconference Dial-in telephone number: 1-929-266-3350, then enter Pin # 595 671 096 at the prompt.

Attendees: FT, DB, AH, DT, CB, TD, LP, RW, WB, and other property owners in attendance.

Motion: FT asked for approval that *'only matters discussed in Executive Session pertained to legal and personnel matters.*

Moved: DB / **Second:** DT

Motion carried: 8/8

Matters arising from Executive Session:

1. **Vacancy on the board** created by Russ Wright's resignation will remain vacant until the September Annual elections.
2. **RW moved / Second: D. Turck**
that: *'the board extend the Bath House Cleaning Service contract to Kathy Darnell (Property Owner and 2020 Bath House Cleaning contract holder) with the same terms and conditions as previous in 2020, for the 2021 season.'*

Discussion to the motion: To follow CDC guidelines; and if K. Darnell chooses not to continue for 2021, then the contract will be put out to bid. Restrictions in place to continue including the tapped-off play equipment at the lake/pavilion common area.

Motion carried: 8/8

Other Matters:

DT moved / Second: TD to adjourn the GAPOA Board of Trustees Regular Meeting for February 13, 2021 as of 12:29 PM.

Motion carried: 8/8

Notice Next regular meeting of the GAPOA Board of Trustees to be held May 15, 2021 @ 10:00 AM, at the lake pavilion (subject to change).