

Greene Acres Property Association  
435 Greene Acres Rd N Stanardsville, VA 22973

**Minutes of the  
GAPOA Board Meeting  
May 15, 2021 at the Lake Pavilion, at 10:00 a.m.**

**Present:** Chair Fred Turck (FT), Assistant Chair Debbie Baugher (DB), Secretary Anthea Haselden (AH), Treasurer Debbie Turck (DT), Board Member Lydia Price, Property Manager Wesley Baugher (WB), Lake Monitoring Dr. Mike Casteel (MC)

Al and Terry Hodge; Derek Arnold; Lynn Robinette; Caroline and Steve Forehand; Doug Price; Mike Edmister; Lynn Burris; Matt and Heather Holt; Renee Stavanja; Jamie and Robert Vanpelt; Boni Campbell; John Budesheim; Debbie Sheetz

**Apologies:** Richard Wilkinson (RW), Cynthia Bruce (CB), Tina Dean (TD)

*Preceding the meeting, Chair Fred Turck expressed the community's sympathies to the owner and occupants, regarding the fire that razed a house in Greene Acres (GA) the previous day.*

**Order of Business:** The meeting was called to order and quorum verified. Minutes of the previous meeting held via teleconference February 13, 2021 was read, corrected and ratified. Correction/s under "New Business no: 1 to read: Tiny Library".

**Treasurers Report:** DT presented the budget report with line items elaborated. Increase in revenue accounted from outstanding assessments and liens paid. Proposed versus revenue collected was reviewed against budget report presented. Details from checking and savings account, revenue, and expenditure activities for fiscal year 2021 were presented.

**Committee Reports:**

**Roads:** FT and WB presented the report and said the roads are holding up, with gravel and repairs where necessary. The metal culverts throughout GA are progressively eroding and collapsing. Replacement with plastic pipes will be scheduled. Comments were invited, with a suggestion of an oil/brine mixture spread on the roads to help eliminate dust. There is concern this may impact the environment.

LP expressed concern about tradespeople blocking through traffic on Top Ridge, and parking over property owner's culverts to their properties causing damage. FT and WB will investigate this further. FT said a bond is secured by property owner during construction (\$1.00 per ft<sup>2</sup>) to compensate damage through construction.

**Safety/services:** Nothing to report to the meeting.

**Environmental:** FT reported plenty of movement happening around GA with new construction approvals.

**Lake Monitoring:** Dr. Mike Casteel explained his monitoring system, what to expect and look for as summer heat impacts the lake's ecosystem. Updates on water quality and impacts will be notified on the GAPOA website and notice boards at the lake/beach area. Discussion welcomed by MC and the attendees, which included lake quality impact on wildlife and lake side properties having different monitoring values. FT reiterated VA state laws concerning fishing and boating requirements on GA lake.

**Activities/Welcome:** LP reported "Red White n Blue in Greene" Committee were organizing a parade on Main Street, Stanardsville for July 4<sup>th</sup> celebrations. After discussion, all agreed, GAPOA will enter a float like 2019 entry. Will asks for children to ride on trailer pulled by Wesley Baugher's red tractor. Need to advertise on the (unofficial) Facebook page/s, newsletter, and web page. Updates will be available from the RWnBG committee closer to the event. Thirteen welcome packs have been delivered since January 2021.

**Membership:** DB spoke about property owners in good standing putting their name forward on the ballot for the upcoming Board of Trustees elections. Three openings will be available. More information will be had at the next GAPOA meeting and in the June newsletter. DB reported 9 houses sold, 13 lots sold; 1 new construction, 1 new construction approved; and two sales pending to date.

**Legal/Insurance:** DT reported 38 liens and 5 judgements have been removed. One outstanding account to date. Bonds for buildings under constructions are now in escrow accounts due to challenge last year in response to the previous GAPOA bond account.

**Old Business:**

1. Dam certification - FT explained why the process is 'on-going', due to Covid-19 pandemic interruptions, and/or staff who have been processing the certification unable to be contacted or have been replaced. Presently waiting on Greene County exercise for 'what if' (WISA) scenario.
2. Tiny library will be installed within the next week at the pavilion, location decided by Property Manager and project conveners Kaci and Marcus Cobb. Kaci will monitor the library's contents.
3. Concrete parking barriers are in place on the lake edge of the beach. Wooden sleepers have been added to cover the distance short-fall. Two loads of sand have been added to the existing beach area.
4. Bath House cleaning contract has been renewed for the 2021. Presently the showers are not available.
5. Playscape is still off limits and designated 'use at own risk'
6. Jason Little – ask to scout engineering companies for GA road evaluations – no response to date.

**Members' Comments:** 1. R. Stavanja – concerned about roaming stray dogs, and derelict vehicles. FT explained the process of contacting Animal Control and Greene County for vehicle impoundment.

2. H. Holt – thank you for welcome pack.

3. LP – asks where to send a complaint? All complaints to be filed on the official complaint form found on the GAPOA webs site, which can be returned electronically or to the GAPOA mailing address.

4. Debbie Sheetz – request update on short tern rentals (STRs). DT responded that the board was waiting on lawyer's response.

5. Craig Taggart email (read by FT) asks if the community was doing anything for the Shafer's (house fire victims). MC explained the Red Cross would have provided an amount for the displaced inhabitants to get personal supplies while the situation was worked through.

**Meeting adjourned while Board Members go into Executive Session.**

**Board exits Executive session and GAPOA monthly meeting reconvenes.**

**Matters Arising from the Executive Session:** None available as governed by the executive meeting rules.

**Next regular meeting:** Saturday July 10, 2021 @ the Lake Pavilion 10:00 am

**Meeting adjourned:** 1:20 P.M. (approximately)