

Greene Acres Property Owners Association

Board of Trustees Meeting

Greene Acres Lake Pavilion

Saturday May 20, 2023 10:00am

Minutes

Board Members Present:

Fred Turck, Chairman; Jennifer Carroll, Vice-Chairman; Debbie Turck, Treasurer; Debbie Baugher, Assistant Secty-Treas; Brian Snyder, Roads Chairman; Mary Kay Goldschmidt, Legal & Insurance Chairman.

Members present: Al and Terry Hodge, Eric Bolton, Hranush Bentley, and Mike Casteel.

Regrets sent from Anthea Haselden, Secretary, Tina Deane, Activities Chairman and Kaci Cobb, Safety and Services Chairman.

1. The meeting was called to order at 11am by Chairman, Fred Turck. Assistant Secretary-Treasurer Debbie Baugher confirmed a quorum of Board Member present.
2. Minutes from previous Board meeting on Saturday February 4, 2023 had been sent to all Board Members prior to this meeting. Debbie Turck noted typographical errors to be corrected.
 - a. #10...the date should be corrected to read May 20, 2023

Also, the date for next meeting needed to be corrected from March 20, 2023 to May 20, 2023.

Motion to approve Minutes with corrections was made by Debbie Turck, Seconded by Jennifer Carroll.

Motion carried.

3. The Treasurer's Report was submitted and reviewed by Treasurer, Debbie Turck.

Checking

Beginning Balance for fiscal year July 1, 2022	\$75,862.87
Total Deposits as of April 30, 2023	72,782.40
Total Expenditures as of April 30, 2023	<u>64,303.06</u>
Balance in Checking as of April 30, 2023	\$84,342.21

Saving Account/Reserve

Beginning Balance for fiscal year July 1, 2022	\$68,350.56
Transfer from Checking	5,000.00
Interest	<u>261.95</u>
Total in Saving Account	\$73,612.21

Fidelity Life Investments

(7 year @ 2.00%- Approx. \$120 interest per month)	\$50,000.00
Interest Earned as of April 30, 2023	<u>8,874.17</u>
Total in Fidelity Account	\$58,874.17

Total Reserve Balance **\$132, 4863.68**

Motion to accept Treasurer's report was made by Jennifer Carroll and seconded by Debbie Baugher. Motion carried.

4. The Roads report was presented by Chairman, Brian Snyder. He thanked Property Manager Wesley Baugher for keeping the potholes filled and roads graded after the rains. The clutch went out on the older road grader owned by Greene Acres and is being repaired.
5. Safety and Services report was presented Brian Snyder in Kaci's absence. He will be looking into having more sand delivered to the beach area. A question was raised about the possibility of obtaining the softer white sand instead of the yellow sand. Brian said he would investigate pricing.
6. The Environmental Report was presented by Brian Snyder. He noted that Greene County Zoning is following up on the issue on Meadow Lane that has been discussed previously. He also noted a violation letter was sent to an owner on GARN in regard to not submitting plans for an addition. He also mentioned that Wesley had contacted a homeowner who was doing major work on a hillside with no silt fence and that after that conversation, the homeowner erected the silt fence, so no further action was needed.
7. A Lake Water Quality monitoring report was provided by Mike Casteel. As in the past, the presence of blue-green algae will be monitored all summer and the appropriate warned levels will be posted at the lake and on the website. Mike will begin measuring certain toxins in the lake in July. He noted that adding the sterile carp to the lake was one of the best things that could be done for the lake's health. He reported that feces from the geese is a concern as it is a major source of E.coli and those numbers are rising. The suggestion was made that blanks be loaded into a shotgun and fired into the air as the geese are landing to make them feel the lake is "unfriendly". The Board asked legal Chairman Mary Kay Goldschmidt to look into the legality of harassing the geese. A motion was made by Mary Kay Goldschmidt and seconded by Jennifer Carroll to allow Property Manager Wesley Baugher, for the next few weeks, to fire blank shotgun blasts into the air at the lake in the early morning hours as the geese are seen at the lake.

It was noted that Property Owner Sarah Johnson has volunteered to work with Mike on Lake committee.

8. Activities report was provided by Jennifer Carroll who noted that a Yard Sale Crawl was being planned for Saturday June 3, 2023, from 7am to 2pm for any neighbor who wishes to participate. The idea had been presented by Property Owner Stephanie Hunter.
9. Mary Kay Goldschmidt presented the Legal & Insurance Report. She had met with Property Owners who also have transient rentals in the neighborhood. They are working on a compromise to present to the Membership which may include an additional fee to be paid that would be applied to road maintenance. She will hopefully have more information at the next meeting.
10. Under Old Business:
 - a. Chairman Fred Turck noted that the Property Manager had re-painted the outside of the bathhouse and worked with an electrician and plumber to get a new hot water heater installed and to upgrade the electric to the Pavilion.
 - b. Fred Turck discussed the dam re-certification and the estimated costs of the inspection (\$3,200.00), Application Fee, (\$3,000), prep for Certification (\$3,000) and Engineering cost, (upward to \$11,000).
11. Under New Business: Debbie Baugher asked that new signage be placed at the beach area reminding folks that there is no fishing from the beach at any time and that dogs are not allowed in the swimming area. Jennifer Carroll made a motion that Fred contract with the sign company to design new signage for the lake regarding fishing and dogs in the swimming area. The motion was seconded by Mary Kay Goldschmidt and was carried.
12. Fred asked for a motion to approve the purchase of new caution signs regarding the various levels of water quality that would be placed at the gate and at the beach. This motion was made by Mary Kay Goldschmidt and seconded by Jennifer Carroll. The motion passed unanimously.
13. Jennifer Carroll noted that she had been asked by Property Owners to have a phone number posted at the gate in case of a malfunction. After discussion, a motion was made by Jennifer Carroll and seconded by Debbie Baugher to have a new sign created for the gate that would display a QR Code with a link to the website and the GAPOA website address where anyone who had a problem with the gate could find the contact information for a Board Member to reach out to for direction. The motion carried.

14. Internet Options at the Pavilion was discussed. There has been no internet service there since Beam disbanded last year. T-Mobile is not available in our area. Other options discussed were AT&T/Nighthawk, Starkink and Fiber Optic by Firefly. The decision was made to wait to see when Firefly will be available to us before looking for other providers.
15. Member Comments: Property Owner from 567 GARN presented a proposal for paving approximately 1.3 miles of GARN. This was given to Roads Chairman Brian Snyder for review.
16. A motion was made by Debbie Turck, seconded by Mary Kay Goldschmidt for the meeting to recess in order for the Board to enter Executive Session at 11:30am.
17. Regular Meeting re-opened at 11:55am.
18. Chairman Fred Turck verified that only items on the Executive Session Agenda were discussed.
19. Fred mentioned noted an email from Lydia and Doug Price asking the Board if there would be any problem with them contracting with a company "Goat Busters", to fence off an area and bring in a goat to clear some of the steep slope in front of their property on Top Ridge Road. After discussion, the Board had no issues with this.
20. Debbie Turck made the motion to adjourn, seconded by Debbie Baugher. Motion carried and meeting adjourned at 12:00pm.

Respectfully submitted,

Debbie Baugher
Assistant Secretary/Treasurer
Greene Acres Property Owners Association
Board of Trustees