

# Greene Acres Property Association

435 Greene Acres Rd N Stanardsville, VA 22973

## Minutes of the GAPOA

**Annual Meeting** held Saturday, September 17, 2022

At the Lake Pavilion, 10:00 a.m.

**Present Board:** Fred Turck, Anthea Haselden, Debbie Turck, Tina Deane, Brian Snyder, Jennifer Carroll  
Lake Monitoring Dr. Mike Casteel.

**Present Property Owners:** Doug Price, Al Hodge, Carol Weiss, Ken Weiss, Jean Byerly, Linda Medeiros, Jason Little, Robert Goldschmidt, Philip Casteel, Jo Ann Casteel, Deborah Sheetz, Pat Boyle, John Budesheim, Bonnie Campbell, Michelle Clark, Eric Garloff, Jill Lancaster, Blaine Haddix, Elana Samuels, Kevin Lloyd, Trish McGuire, Francoise Palmer, Jason Riggs

**Apologies:** Debbie Baugher, Kaci Cobb, Craig Taggett, Wesley Baugher (Property Manager)

### Order of Business:

**Welcome:** Acting chair Fred Turck called the meeting to order at 10:08 am and asked for introductions from those present. Thank you to Tina Deane for providing snacks. Fred Turck reiterated there would be no shared lunch; an auction (previously advertised) and the draw for a free assessment for 2023, will occur at the end of the meeting.

1. **Quorum:** 15 or more lot owners in good standing are required to be present. *Confirmed.*

2. **Minutes from the previous meeting:** distributed, read, and confirmed by the secretary.

*Debbie Turck move to accept minutes from the GAPOA Annual Meeting 2021 as distributed and read/ Second motion Tina Deane/ Passed unopposed.*

3. **Treasurer's Report:** Treasurer Debbie Turck presented the annual financial report. Printed copy supplied to all in attendance (also available after the meeting on the GAPOA website). Debbie Turck stated the Annual Assessment for each lot will be raised by 10% (as per GAPOA covenants and Virginia State law). Effective March 15, 2023, the assessment for each lot is \$218. Notices for assessment payments will be mailed in February 2023. More arrears have been collected; rent fees will not show until next year when collected. The bathhouse and pavilion electricals need to be upgraded immediately. Picnic tabletops and seats are to be replaced; GAPOA Events are now a line item; and vendors who have been paid can be seen on the spreadsheet provided. Carol Weiss identified eleven rentals, and Debbie Turck explained rentals are a guestimate, as many rental properties have been sold to permanent residents. Ken Weiss questioned expenses on roads and maintenance, and the Property Manager's contract. Also, asked if road maintenance was only on the main circuit. Debbie Turck responded that the Property manager's contract is separate from the Roads and Roads maintenance budget.

*Carol Weiss move to accept treasurer's report / Second motion Jennifer Carroll/ Passed unopposed.*

4. **Road's Report:** Road Committee Chair Brian Snyder thanked Wesley Baugher for his excellent work, including many extra non-paid work. Al Hodge was thanked for his volunteer hours helping with road works. The updated road report is available on the GAPOA website. Presently the priority is to complete the loop road and High Ridge. Side roads will then become the focus. Brian asks lot owners to contact him directly about roading issues. Carol asks who is responsible for road maintenance outside of the property line (road center), and who mows the grass alongside the road. Can it be cute more often to maintain visual appeal? Brian said the biggest issue with roads in GPOA is drainage. Fred Turck reminded property owners of their responsibility of maintaining driveway culverts, whereas the GAPOA maintains road culverts. Jason Little asked about the likely chance of VDOT taking over GAPOA roads. Brian explained this may never happen due to the financial constraints of all parties involved. Brian showed a sample of "Aquaphalt", which is a patching material being used on Tall Pines. Discussion on paving the

loop road, including the majority vote by property owners on the 2016 ballot for sealing, cost estimate breakdowns, and several suggestions from the attendees including the feasibility of a special assessment for the roads were put forward to the meeting. Fred spoke on the dam certification progress – waiting on Dept. of Environmental Quality to schedule an inspection.

5. **Environmental Report:** Environmental Chair Fred Turck presented a report on a house being built, and GAPOA using Greene County ordinance for abandoned and/or unlicensed vehicles on GAPOA lots. County ordinance states “one unlicensed motor vehicle per acre”. Carol Weiss asked about clear-cutting on some lots, and how did the board approve this? Fred Turck explained the board looks at the environmental impact, building modification impact, and letters of requests, on a case-by-case basis. There is concern regarding new owners pushing a road through five lots on Top Ridge, including a burn-off fire left unattended on the same lots. Ken Weiss expressed concern about the razed house on Meadows Lane, and the ongoing environmental impact. Fred reassured the community the board is doing everything within its scope by writing letters to the State, County, Health Department, and EPA, and these agencies are now involved.
6. **Lake Monitoring:** Fred Turck introduced Dr. Mike Casteel (Water Quality Microbiology), and explained Mike is contracted by the board for lake monitoring. The board will post the results of the monitoring on the website and on signs at the lake and pavilion area. The purpose of lake monitoring is to reduce mitigation. Mike presented his testing methodology with photographic props to assist in the explanation. Discussion ensued from those in attendance.
7. **Safety and Services:** Fred Turck on behalf of Craig Taggett, reported very few people using the lake who are not entitled to. Jean Byrley asked how the goose poop can be removed from the floating dock. Several ideas were discussed, but it appears this will be an ongoing issue. Fred explained the tradition of the GAPOA board to not go looking for issues and rely on the members to report any suspicious activities to the board and local authorities when they occur.
8. **Legal and Insurance:** Debbie Turck reported in the absence of Legal and Insurance Chair Kaci Cobb, seventeen (17) liens were recently filed. This results in a 6% delinquency rate. Debbie is pleased to report people are paying their arrears. Those in arrears have now had their gate pass access turned off. Insurance is up for renewal. The policy is a three-year contract. Carol Weiss asked about several thousand dollars being spent on the gate. The gate mechanism was struck by lightning, and even though repaired, it still resulted in ongoing costs. Fred Turck spoke on STRs (short-term rentals), and long-term/transient renting. Debbie Turk explained the board's process from violation hearing to lawsuit.
9. **Activities:** Presented by committee Chair Tina Deane. The focus is on four events per year, which is becoming costly. The committee has decided not to do an end-of-summer/back-to-school event but will focus on Halloween and Spring events. There will be a committee meeting for planning on September 25, at 3 pm. All are welcome to attend.
10. **Welcome Committee:** Trish McGuire personally visits all new members of the community, and presents a welcome pack. There are twelve (12) new owners in GA this year.
11. **Membership and Nominating** – results from the annual membership ballot read by Anthea Haselden.

#### **Annual Election Results for 2022**

New Board members elected (Names in bold):

<b>Debbie Baugher</b>	<b>84 votes</b>
<b>Fred Turck</b>	<b>81 votes</b>
<b>Mary Kay Goldschmidt</b>	<b>77 votes</b>
Michelle Clark	64 votes

Debbie Baugher, Fred Turck, and Mary Kay Goldschmidt were declared elected for the three-board member vacancy, with a three-year term each.

**Scrutineers:** Frances Palmer and Trish McGuire

- 12. Old Business:** Fred Turck said a lot of old business had been addressed throughout the meeting already. A proposal from Kaci Cobb to paint a mural on the bathhouse lakeside wall had been resented. The board is currently waiting on concept drawings. The playground is to be refreshed with rubber mulch and retaining the equipment. Tina Deane said the Activities Committee will help with this.
- 13. New Business:** BEAM is quitting the area and will no longer provide internet from November 2022 (to the lake).
- 14. Members Comments:** Eric Garloff commented his well water was too soft and asked if any other member had issues with water and any recommendations. Michelle Clark spoke of her new water filtration system recently installed; Debbie Turck suggested contacting Culligins or Michael and Sons in Ruckersville. Tina Deane suggested Waterworks. No other comments from the members present.
- 15. Draw for free assessment fee for 2024:** Jean and Andrew Byerly
- 16. Auction results for disposed items:**

Blue Bile	\$10.00 to Jean Byerly
White Bike	\$10:00 to Jean Byerly
Kayak	\$40.00 to Blain Haddox
- 17.** Motion received and unopposed to adjourn the meeting. The date set for the Executive Session to appoint new committee positions and set upcoming regular board and annual meeting dates will be held on October 4, 2022 6:30 PM, at Lydia Mountain Lodge and Cabins.
- 18.** Thank you all for attending. Meeting adjourned 12:30 PM.