

Greene Acres Property Association

435 Greene Acres Rd N Stanardsville, VA 22973

Minutes of the GAPOA

Annual Meeting held on September 18, 2021

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

Present Board: Chair Fred Turck, Assistant Chair Debbie Baugher, Secretary Anthea Haselden, Treasurer Debbie Turck, Tina Deane, Lydia Price, Rick Wilkinson.

Property Manager Wesley Baugher; Lake Monitoring Dr. Mike Casteel.

Present Property Owners: Doug Price, Al Hodge, Terry Hodge, Georgie Wilkins, Carol Weiss, Ken Weiss, Jennifer Carroll, Kaci Cobb, Brian Snyder, Andrew Byerly, Jean Byerly, Linda Medeiros, Dana Friend, Jason Little, Bertrand Nye, Barbara Nye, Robert Goldschmidt, Mary-Kay Goldschmidt, Pat Boyle, Philip Casteel, Jo Ann Casteel, Kevin Lloyd, James Palmer, Jason Riggs, Deborah Sheetz.

Apologies: Cynthia Bruce

Order of Business:

Welcome: Chair Fred Turck called the meeting to order and asked for introductions from those present. The Chair spoke briefly about the Red Cross partnership with the Stanardsville Firehouse with smoke detector installations, and then handed out a brochure, "Home Safety: In and Out of the Home".

Guest Speaker: Dr. Mike Casteel (Water Quality, Microbiology) gave an in-depth presentation on his monitoring project for Greene Acres lake. Question and answer opportunities concluded the presentation. Debbie Turck reiterated the cost of commercial company lake monitoring, compared to Mike's onsite testing, at a minimal cost of testing equipment, to GAPOA.

Annual Meeting Commences approximately 11:05 AM:

- 1. Quorum:** 17 or more lot owners in good standing are required to be present. *Confirmed.*
- 2. Minutes from the previous meeting:** distributed, read and confirmed.
K. Weiss move to accept minutes of the previous GAPOA annual Meeting/ Passed unopposed.
- 3. Treasurer's Report:** Treasurer Debbie Turck presented the annual financial report. Printed copy supplied to all in attendance. Line items discussed include road maintenance; pedestal mailbox replacement on Tall Pines; liens and attorney collections; attorney fees.
Jennifer Carroll asked who assigns the mailboxes. Debbie Turck said the Post Office must assign mailboxes and keys. Carol Weiss questioned expenses on roads and maintenance, and the Property Manager's contract. Also, asked if road maintenance was only on the main circuit. Fred Turck said roads will be discussed in Road Report and will be carried over to the incoming board. Linda Medeiros thanked Wesley Baugher for an outstanding job on the roads. Debbie Baugher explained the personal time and cost the Treasurer incurs in a volunteer position, and reiterates Debbie Turck does an outstanding job. Debbie Baugher asks for suggestions for the board.
R. Goldschmidt move to accept treasurer's report / Second motion Lydia Price/ Passed unopposed.
- 4. 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 state "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.

5. **Safety and Services:** Fred Turck asks members to keep the board informed of trespasses. Trespass notices have been served against recent trespasses at the beach over the summer.
6. **Legal and Insurance:** Debbie Turck reported four trespass orders have been served. Insurances are due in October for the Pavilion, bath-house, and gatehouse. Carol Weiss asked about the current legal action against Short-Term Rentals (STR's). Rick Wilkinson replied the issue is still pending and cannot be discussed.
7. **Roads:** Culverts are being replaced with PVC pipes when required, as many existing old ones have rusted out. Mary-Kay Goldschmidt spoke of the poor flow from the culvert near her property on Top Ridge. Fred Turck said the biggest cost on Top Ridge currently was the weight load on culverts, which would require maintenance/replacement. Carol Weiss asked about repaving costs and if lot owners would be prepared to contribute, or if a loan by the board was feasible to pave Tall Pines. Rick Wilkinson reiterated the Greene Acres property owners' decision from the ballot (and survey) in 2016.
8. **Events:** Tina Deane explained the 'Back to School', Halloween, and Christmas events being planned and invited people to join the Events Planning committee.
9. **Welcome Committee:** Lydia Price distributed five welcome packs to new property owners since the July 2021 meeting.
10. **Membership and Nominating:** Debbie Baugher thanked Fred Turck, Rick Wilkinson, and Cynthia Bruce who have served on the board, and chose not to re-stand for the GAPOA board. Debbie Baugher and Doug Price were the ballot counters and scrutineers.

Annual Election Results for 2021

53 ballots verified from 261 owners in good standing

New Board members elected:	Jennifer Carroll	71 votes
	Brian Snyder	70 votes
	Kaci Cobb	69 votes

ONE open board position will be decided in Executive Session.

11. **Old Business:** Fred Turck spoke on the Dam certification process. It is slow progress due to staff changes and the Covid-19 impact. REC (Rappahannock Electric Company) has grants that he will apply for road cones, banners, and notices for warning notification in case of a dam breach.
12. **Members Comments:** Debbie Baugher requests an adjustment to the agenda to allow for the shared lunch to take place and the drawing of the raffles – including the 'one-off 2022' assessment waiver prize.
Unanimous decision to recess for lunch and raffle draw / Passed unopposed.
13. **Annual Meeting returned to order: 1:00 PM**
Debbie Baugher Motion to recess to Executive Session to appoint Board one year vacancy position and the new board members responsibilities. Lydia Price second/ Motion carried unopposed.
14. **GAPOA Board left Executive Meeting to return to regular Annual Meeting: 2:00 PM**
Motion to adjourn the Annual Meeting to September 17, 2022 10:00 AM. At GA lake pavilion. Unopposed by remaining attendees.

2021 GAPOA Annual Meeting Concluded approximately 2:02 PM