

GAPOA
Annual Membership Meeting
Pavilion 10:00 a.m.
Saturday, October 13, 2018
(Rescheduled from September 15, 2018)

Board Members Present:

Fred Turck, Debbie Turck, Debbie Baugher, Al Hodge, Terry Hodge, Lydia Price, Doug Price, Anthea Haselden, John Haselden

Chairman Fred Turck called the meeting to order at approximately 10:05 a.m.

Fred Turck began by welcoming all to the Annual meeting and asked each board member to introduce themselves to the members present. Then each member of the audience was asked to introduce themselves and where they live to those present. Fred explained how the meeting would proceed, addressing a couple of items, hearing comments from the members, and voting in the new board members for the next year, after which the picnic would begin.

Fred next asked for the secretary's report and certification of proxies. A quorum was confirmed by secretary Terry Hodge, who noted that there were approximately 240 members in good standing. Debbie T said there was only one proxy, which Debbie B certified. Terry read a summary of the previous year's annual meeting from July 15, 2017. A motion to accept the minutes as read was made by Debbie Turck and Doug Price seconded. All voted in favor of accepting the minutes.

Fred asked **Debbie Turck to provide the Treasurer's Report**. Debbie stated that everyone should have picked up a copy of the Treasurer's report as they signed in at arrival. She said that the front page showed revenues received as of the end of September, and there were a couple of explanations for revenue items: For an amount of \$12,000 in prior years arrears, a payment of \$11,749 on a judgement from 2016 was received, which was the reason for the higher amount of revenue. The second item of \$6,300 under Miscellaneous included a Surety Bond of \$5,000 received for one construction project, which was subsequently returned to the contractor. Debbie next pointed out the sheets listing the breakdown of payments by vendor, and the pages showing monthly expenses and income. Debbie pointed out the amounts listed on the bottom of the vendor page, for the regular and special savings accounts. She said that last year all GAPOA accounts had been moved to United Bank, of which \$50,000 had been placed in a higher yield savings account at 2.9%, which had accrued \$1,450 in interest from August 15, 2017 to August 15, 2018. Debbie went on to explain that at the end of 7 years \$11,000 in interest will have accrued to that account. Debbie stated that the total amount in reserves is approximately \$104,000. Debbie went on to explain that, if necessary, 10% could be removed from the higher yield account without penalty. Fred asked if there were any questions, and as there were none he

asked for a motion to accept the Treasurer's Report as presented. Terry Hodge made the motion. Lydia Price seconded. All voted in favor.

Fred next moved on to the Committee Reports. He explained that property owners are welcomed and encouraged to join a committee, but most were at present headed by board members. He explained that not a lot of time requirement is necessary for most committees, and he thought that more members on committees would help bring together the community as a whole.

Fred stated that there is no longer a Safety & Services officer as such. He said that the community is responsible as a whole for Safety. He went on to talk about the gate replacement which had to take place because of the lightning strike which damaged the old one, which was noted on the budget worksheet. Fred said the gate had subsequently needed attention a couple of times, but those repairs were covered under the warranty and it is back up and running. He explained that the new system keeps much better track of people coming and going from the beach area, using the swipe cards. Fred went on to say that the gate can be monitored using an app, which makes it much more convenient. Fred next pointed out the cameras which had been replaced, as the old ones had become non-functional. He said the new cameras were placed in such a way as to cover the gate, the beach and pavilion area, and the bathhouse. Fred noted that there had been vandalism at the bathhouse in the spring, when someone had stolen the shower heads etc, and that in the future the new camera at the bathhouse entry door would help identify perpetrators. Fred asked the members present to please speak up if they had questions or comments at any time during the presentation of the committee reports.

Al Hodge provided the Environmental Report. Al stated that over the past year a deck construction had been approved; three (3) new houses were constructed; five (5) letters were sent out to various property owners concerning unclean, unsightly, unkempt lots etc., one of which was ultimately referred to the county zoning officer; two (2) letters were sent out for noise or ATVs on the road complaints. Al said a permit was obtained from the state for purchase of the carp and bass to restock the lake. Al said he had contacted CenturyLink in February because the internet speed at the pavilion, which was supposed to be at 3 mbps, had dropped to 1.5 and after three visits by a technician the speed was back to 3 mbps. Al stated that the Soil Conservation District offered water test kits, and that he had tested the bathhouse water and the lake water, both of which came back within acceptable parameters. Al said he had met three times with the county building inspectors and twice with the health department in reference to questions from property owners and GAPOA regarding bylaw changes. Al concluded by saying he had recommended the Greene Acres speed limit be lowered to 15 mph.

Fred asked for questions or comments, and noted that there had been some questions or concern re lowering the speed limit, but that he thought it had helped a lot for safety reasons, as there were more people and families walking on the roads, as well as helping with road maintenance.

Debbie Turck provided the Legal and Insurance Report. Debbie stated that the entire board attended the annual spring seminar given by the GAPOA attorneys, which always gives a good update on trends in HOAs, new laws, etc. Debbie went on to say that this year 18 liens had been filed in June, versus the 30-40 filed in previous years. Debbie said that there were about 16 delinquent property owners this year and that in previous years there had been as many as 30-40. She went on to say that one judgement payment was received of \$11,749, and there are four (4) other judgements on the books. Debbie said the county is pursuing foreclosures against two (2) of those for back taxes, and that one of them will be up for a foreclosure sale on November 1st. Debbie went on to say that on Tuesday, October 16th, in the circuit court, a decree of foreclosure would be presented on Lots A27, A28, A29 and A30 on Octonia Road, which comprise a house and three adjoining lots, and the county is pursuing a foreclosure on those properties as well for back taxes. Debbie stated GAPOA has a sizeable judgement on those properties as well. Debbie concluded the Legal report by saying that ten (10) demand letters had been mailed this week, for delinquent owners that are more than a couple of years in arrears, with a notice that a warrant in debt would be filed on them by the end of this (October) month.

Debbie stated that the yearly insurance renewal would be made in November, which covers the pavilion, bathhouse, and pier, and that coverage for the gate had been added also.

Fred noted that the attorneys employed by GAPOA only represent HOAs and POAs, so they are very knowledgeable, and that Greene Acres was one of the few communities whose entire board attended the annual seminar. Fred said some of the topics covered included board meeting procedures, confidentiality issues, is it better to have more rules, legislative updates, contract disputes, insurance, etc., so it is very informative, and he appreciates the GAPOA board members attending.

Fred next stated that the **Roads Committee** used to be one member who would get together with Property Manager Wesley Baugher to come up with a plan of action for maintenance. However, that member was no longer serving and several other board members had joined the committee. Fred said roads maintenance is a challenging issue and the largest monetary outlay. He stated that with the storms this year problems with culverts had to be addressed, primarily on GARN near the common property, but that everything seemed to be holding well after replacement of the affected culverts, and with rip-rap to support the bank. He said cement wings might be needed to help support the end of the one large new culvert, but the hope was that the rip-rap would make that unnecessary. Fred noted that the board had worked with the property owners to replace the other culvert, which was necessary to maintain the integrity of GARN. He said one property owner had responded to help pay the culvert replacement cost, but the other hadn't yet. Fred said all property owners are required to maintain the culverts under their driveways and keep them clear, but if they are physically unable to he hoped neighbors would step in to help. Fred asked whether Doug, Al or Wesley had anything to add re roads. Member Virginia Thompson stated that Property Manager Wesley Baugher deserved a big hand for the excellent work he does, and all agreed. Fred encouraged all members to notify the Roads committee if they have a specific issue with the roads. Member Tricia Maguire asked which

board member should be contacted for roads issues, and Fred said members should contact him as head of the Roads Committee for minor issues, but that Wesley should be contacted directly for emergency or critical problems, and that his contact information is available on the website.

Next, Fred stated that before the election results were announced, he wanted to thank the current board for the time and effort they put in, and especially noted the work put in by Terry Hodge (secretary), and Debbie Turck (treasurer). Fred said a lot of people were wondering about the voting, and he clarified that three (3) of the nine (9) members are voted in each year, and then placed in the positions they're best suited for or interested in filling. Fred also wanted to recognize and thank the members running for election: Cynthia Bruce and Rick Wilkinson, who were present, and Derek Arnold, who could not attend. Fred also wanted to acknowledge and thank two current board members who were not running for reelection: Anthea Haselden and Al Hodge.

Debbie Baugher, Membership & Nominating Committee chair provided the election results. Debbie stated that she was pleased there was a very good turn out for the voting, and she welcomed: Cynthia Bruce, elected with 71 votes; Fred Turck, elected with 70 votes; and Rick Wilkinson, elected with 58 votes. Debbie said those three filled the open positions on the board, but that Derek Arnold, who received 26 votes, would be placed on if another opening should occur. All welcomed the new board members.

Member Trish Maguire asked how many people participated in the vote. Debbie B said she hadn't added the overall total of votes. Debbie B asked Anthea to count the ballots and she did so: a total of 53 ballots were received.

Fred next noted that after the main meeting was concluded, while the members present began lunch, the new board would enter a short Executive Session in order to place board members, and take care of a few items.

Lydia Price provided the Activities Committee Report. Lydia stated that the previous years activities included the Halloween Trunk or Treat, which unfortunately had bad weather so there wasn't great attendance, but it was still fun. Lydia said that a July 4th float decorating and marching activity had been planned, but had to be cancelled due to this years parade being walking only. Lydia went on to say that the most recent activity was another presentation by the Wildlife Center of Virginia, which was very popular and pretty well attended. Lydia said she appreciated feedback and any suggestions as to future activities. She went on to say that there are no future activities planned at this point. A member said he only found out about the WCV presentation by accident and suggested the information be placed on the pavilion signboards also in the future. Debbie T said a newsletter was sent out with the information, and flyers were placed at the mailboxes, as well as a notice on the Greene Acres website and on the (unofficial) Facebook page. Fred agreed that future information would be placed at the pavilion as well, and Lydia said she welcomed any suggestions on other ways to get the word out, and that she could be contacted directly via her contact info on the website.

Lydia next spoke about the suggestion for enhancing the welcome for new members to the Greene Acres community, in addition to what is already being done. Lydia said that member Barb Nye had volunteered to assist with a Welcome Committee, and that she had met with her a couple of times. Lydia said Barb had some great thoughts, and she detailed the ideas they had come up with for putting together a welcome packet. Lydia concluded by saying how much she appreciated suggestions and help. Fred also thanked Anthea for her additions to the welcome packets, which she has access to from her work at the Greene Visitor's Center. Lydia added that another idea Barb had for the welcome packets was to ask local establishments to donate discount coupons. Anthea stated that was a great idea, but noted those are already available through the Visitor's Center.

Fred noted that there is now a Conservation officer living in our community and he said he would be checking that people on the lake are using the right safety equipment, which would be a nice asset to the community.

For the **Entrance Beautification Committee Report** Fred thanked the Price's for all their hard work on the upper entrance, which looks very nice. Fred noted that the lights by the mailbox entrance had been moved underneath the shelter, to prevent them being overgrown by the bushes there. Lydia added that they would be putting in flowers at the upper entrance in the spring.

Fred next spoke about the **Playground**. He said that the ladies who were instrumental in getting that off the ground were no longer here, but that it was a benefit to the community, and that perhaps it could be expanded on. Fred said the early issues with vandalism, etc. were no longer a problem.

The next item Fred brought up was the **Boat Rack**. He said a second layer had been added because so many people were interested in a slip, and there are still some slips open to rent for \$25/year.

Unfinished Business:

Fred spoke about the **pier repair**, which was necessary to replace the decaying floorboards on it, but those monies had been diverted to road repairs after the major storms. He went on to say that new pier decking is still scheduled for this winter or early in the new year

Fred asked Debbie T to speak re the investigation into bringing **higher-speed internet** into the community. Debbie said she had contacted Virginia Broadband, who anticipated installation in Greene Acres would begin in January. Debbie added that VaBB had told her they were also looking into another option besides wireless, which is to bring in fiber, as the laws involving that had recently changed to make it more available or not as costly. Debbie said that per the original plan, VaBB is contracting with CenturyLink to bring fiber in from the mailboxes area to the

pavilion, and that they anticipate approximately 50 mbps there, and will utilize telephone poles and wireless units to bring 10-25 mbps into the individual homes subscribing. Debbie said she intends to contact VaBB at the end of the year to see where we are in their scheduled installations. Fred noted that one of the most frequent questions prospective new homeowners are interested in, is whether there is good internet service here.

Next, for **New Business**, Fred brought up the dam and spillway inspections. Fred said that just before Hurricane Florence came through in September, he had received a letter from DCR, the people responsible for all the dams in the state. He said the letter encouraged lowering the lake as much as possible before the storm, to limit the impact of the anticipated great influx of water. Fred stated the valve at the end of the pier was opened and approximately 10 inches of water was released over a period of three days. Fred said he had also discussed another issue with DCR, as it had been noticed that water was coming out underneath the cement spillway. Fred said that the spillway is made up of ten foot sections, and that over time the mortar between the sections had begun to decay, allowing water to flow through. He said it was necessary to get an engineer or dam inspector out to look at the spillway to see what is actually required to repair it. Fred said the engineering firm used when the dam was rebuilt is no longer in business, but he managed to contact the engineer, who recommended contacting either, 1) a very large firm in Richmond, Timmons; or 2) Viola Engineering out of Harrisonburg, but his higher recommendation was for the firm in Harrisonburg. Fred contacted Viola, and their engineer is willing to come out and look. Fred said their rate is about \$125/hour, and he asked for board approval to contact and contract with them for the spillway inspection. Doug Price made the motion. Terry seconded. All voted in favor.

The next item Fred brought up under New Business, is the **Complaint Process**. Fred stated that, while there is something in the governing documents re how to make a complaint, it was thought that an actual form to use would be helpful. A new Complaint Process form was passed out and Fred told the members it would be made available on the website for members to access at home.

Debbie T next said that she wanted the boards direction in what to do with the \$11,749 received from the judgement payment, and she recommended moving it to savings from the checking account. Al suggested using the money to tar and chip Tall Pines before winter. Debbie B said she thought Wesley would recommend tar and chip on Tall Pines too. Debbie T said she thought the last quote received for that job was about \$12,000. Debbie B made a motion to use the \$11,749 money from the judgement payment to tar and chip Tall Pines. Debbie T seconded. All voted in favor of getting a new estimate and putting the judgement monies towards the work on Tall Pines. Fred said the Roads Committee would work with Wesley to get some quotes.

Fred said next that the election results needed to be certified. Debbie B certified that the election was held according to procedure and Fred asked for a motion from the board to accept the election results. Debbie B made the motion. Lydia Price seconded. All voted in favor.

Fred next asked Doug to stand up and show the members present the t-shirt he was wearing, which showed lettering re Greene Acres on the front. Fred said he had had the t-shirts made and was offering to let members order one for themselves.

Fred asked for comments from the members. Member Gates said that after the last meeting he had submitted a proposal for a driveway and hadn't heard back. Debbie T said she had responded to the email address provided in the letter. Fred clarified that there was no regulation regarding driveways, other than the necessity for a culvert where the driveway connects to a Greene Acres road.

As there were no further comments, Fred next announced the raffle drawing. Members drew for a chance to win: a WCV tote bag & t-shirt, garden and tree books, a head lamp, a ceramic bowl, a wreath, baskets, bird feeders, a flag wall hanging, a tool kit, a birdhouse. The Grand Prize of one free assessment for the 2019/2020 year was won by the Byerly's!

Fred asked the members to begin the picnic, and at that time the regular Annual meeting was recessed for a brief Executive Session.

After a short interval the regular meeting came back into session, and as there was no further business, the Annual Meeting was adjourned.