

Greene Acres Property Owner's Association

Minutes

January 11, 2014

Board Members Present: Co-Chair Fred Turck, Rus Wright, Brian Snyder, Angela McClennan, Marco Handy, Debbie Sheetz (via Skype), and Debbie Turck.

Board Members Absent: Lisa Goodwin, Debbie Baugher (Chair).

Co-Chairman Fred Turck called the meeting in session at 10:15 a.m. from the previously recessed meeting. The first item on the agenda was a discussion of the upcoming Board Hearing date on January 21, 2014 for the purpose of the dog issue with tenant Sheila Snodgrass and owner Timothy Anderson. It was decided by the Board that the owner Timothy Anderson would be fined \$50 for each dog incident reported to the Board or a total of \$100.00. Also, residents of GAPOA would be alerted to look not only for these dogs but any dogs running loose and first call the Dog Warden but then to contact a board member to register the complaint. Owner Anderson will be notified also that there will be a \$50 fine for any future incidents with dogs at his property that are allowed to run loose.

The next item on the agenda was a discussion of the hang tags for 2014. Brian Snyder will order 600 green tags for owners and 600 yellow tags for guests. Owners in good standing will receive 2 green tags and 2 yellow tags. The fee for lost tags or replacement tags will be \$50 per tag. Rus Wright will prepare the newsletter to be issued in April that will include any items from the March 9th meeting but also information concerning the tags that will be included in the mailing of the newsletters.

The next item on the agenda was a discussion of late fees and under what conditions a late fee can be waived for a homeowner. It was decided by the Board that any one making a payment whether a full or partial payment after January 31st would be subject to a late fee of \$35. Any requests for waivers of late fees or requests to establish a payment plan would have to be brought to the Board and approved by a majority vote of the Board. Brian Snyder stated that he would establish the Pay Pal account and work with Debbie Turck to link the bank account for the payments.

Angela McClennan asked at this time if Marco Handy was present as a Board member or just an attendee. After some discussion, Marco Handy agreed to remain on the Board in his present position as Chair of Security and Safety.

The next item on the agenda was a discussion of rental fees. Ms. Shannon Ragland had sent e-mails to Board members inquiring about the rental fees and first stated that she did have tenants and then stated that they were just friends living there. Brian Snyder spoke to one of the people living there and he identified himself to Brian Snyder as a renter. It was decided that the letter sent to Ragland stating that she owed \$1,000.00 as a fine for renting prior to owning the property for two years would stand and that she also owed the \$154 assessment as well as the \$154 renter's assessment. Since she had not

accepted the certified mailing at two different addresses, the letter would be e-mailed to her with the decision of the Board. (see letter attached)

The next item on the agenda was a discussion of official correspondence coming from the Association. It was agreed upon by the Board that all letters and communications sent from the Board would be under the name of the Board of Trustees and not one single individual member of the Board. This would include assessment notices, lien filings, etc.

Angela McClennan stated that she would draft a standard violation letter. Rus Wright suggested a work session in which templates for letters for lien filings, lien releases, new construction, construction approval, etc. be designed to be used by the Board. Date to be scheduled for the work session later.

Co-Chair Fred Turck addressed the importance of everyone attending the March 9th meeting in person as there were several significant issues to be discussed. A copy of the audit was handed out to each Board member that was conducted by Mr. Al Peschke. This would allow Board members to read the document thoroughly prior to the March 9th meeting. It was decided that a thank you letter would be sent to Mr. Peschke and that a donation of \$500 would be sent to the USO in his name to thank him for his time and efforts in compiling the audit.

The discussion concerning the ballot issues from July 2013 were discussed. All five items on the ballot actually were passed by the required number of votes but incorrectly disclosed as such. It was decided that the By-Laws and the Covenants and Rules and Regulations would be updated to reflect the results of the July 2013 ballot and posted on the web-site. Notification on the web-site and Facebook would be posted explaining the errors and that the documents had been corrected to reflect the ballot results.

Rus Wright stated that he would be soliciting ads for the next newsletter. He is also requesting any articles/information from Board members or others for the newsletter. He hopes to make it a four page newsletter with 2 color pages and 2 black and white and that hopefully the ads will help to cover the cost of printing.

Debbie Turck asked if it would be permissible to place reminder notices on Facebook and the Web-site regarding the upcoming deadline for assessments due. Also, it was requested to place flyers at the mailboxes. She asked about mailing a generic reminder notice to all that had not paid and the Board decided that this would be helpful and perhaps help to obtain more payments in a timely manner. Debbie Turck will prepare the notice and mail out. Brian Snyder will have the Pay Pal account established prior to the mailing so that the notice of being able to pay by Pay Pal will be on all reminder notices.

Fred Turck asked for any further comments from members and with none offered, the meeting was recessed at 2:05 p.m.