



Greene Acres Property Owners Association
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Meeting: GAPOA Regular Board Meeting

Date: November 13, 2021

Time: 10:00 AM

Venue: via Teleconference

Present: Debbie Baugher, Jennifer Carrol, Anthea Haselden, Debbie Turck, Kaci Cobb, Fred Turck, Brian Snyder, Tina Deane, Mike Casteel, Terry Hodge, Trish McGuire, Karen Hall

Apologies: Craig Taggett

Fred Turck explained to attendees, who had used the dial-in information posted on the website and advertised in the newsletter, how to use the system by one person talking at a time, and stating name before commenting.

1. **Chair Debbie Baugher** called the meeting to order 10:03 AM

Secretary Anthea Haselden approved a quorum was present.

Debbie Baugher asked for a virtual table from the board to introduce themselves and their board position.

Debbie Baugher – Chair; Jennifer Carrol – Vice Chair plus each committee; Anthea Haselden – Secretary; Debbie Turck – Treasurer; Kaci Cobb – Legal and Insurance; Tina Deane – Events; Brian Snyder – Roads Chair; Fred Turck – Environmental Chair (filling one year board vacancy created by Russ Wright’s resignation); Craig Taggett – Safety and Services Chair (filling vacancy created by Lydia Price’s resignation)

Fred Turck motion, *“that the resignation of Lydia Price from the GAPOA board effective September 18, 2021, to be accepted”*. Kaci Cobb second motion/ Motion carried unopposed.

2. **Board Meeting Minutes of previous meeting** July 10, 2021 read by secretary.

Fred Turck motion to amend, and then approve the minutes to include “the discussion of the jon-boat and purchase of an electric motor for the use of the GAPOA board business, and for the use by Dr. Mike Casteel’s GA lake monitoring”. Tina Deane second motion/Motion carried unopposed.

3. **Treasurers Report** presented by Debbie Turck. The budget breakdown was uploaded onto the GAPOA website and will be removed after the meeting for privacy reasons. Printed copies are available for those who choose to have a copy.

Brian Snyder motion to, “accept Treasurer’s report as presented”. FT second/Motion carried unopposed.

Debbie Turck said she needs board approval on two items:

a. “GAPOA board members, Anthea Haselden and Jennifer Carroll, be assigned GAPOA debit cards, on agreement from Anthea Haselden and Jennifer Carroll, and, Al Hodge to be removed from the GAPOA bank account.” Both Anthea Haselden and Jennifer Carroll accepted.

And,

b. Craig Taggett, Safety and Service Chair, be sent copies of bank statements for cross-check of records”.

DT said it’s the banks requirements for the approval to be officially documented in GAPOA minutes.

Debbie Turck motion that, "Anthea Haselden and Jennifer Carroll to be added to the Greene Acres Property Association Virginia Credit Union bank account and remove Al Hodge from the Greene Acres Property Association Virginia Credit Union bank account; and assign Anthea Haselden and Jennifer Carroll debit cards for Greene Acres Property Association required expenditure only". Tina Deane second motion/ Motion passed unopposed.

4. Road's report presented by Brian Snyder, Roads Chair: Google Doc will be available on the GAPOA website, with projected roads maintenance and time frame for remediation. Al Hodge has been acquisitioned onto the Roads committee. Discussion continued with road's budget and prioritizing areas of greatest needs on the circuit and side roads. DT requested BS for invoices as she will be absent until December. Ashlee Martin asked Brian Snyder about gravel/seal edges at three-way road at Tall Pines, which have created deep ruts. Karen Hall thanked Brian Snyder for his road improvements plans.

5. Safety and Services: Fred Turck spoke on behalf of Craig Taggett, hoping for a working meeting early December to discuss steps for Safety Committee meeting.

6. Environmental Report: Fred Turck has met with a landowner/builder on High Ridge (Map ID 27A 5 24) to discuss projected build. Property on Top Ridge request to pay security bond in installments (no map ID), which was denied. Another property owner on Top Ridge (Map ID 27A 8 24) has asked for \$5,000.00 escrow bond back. Fred Turck said property owner must garnish a security bond first, before escrow account is returned. New build on GARN (Map ID 27A 1 25) progressing well. Fred Turck is continuing working on the dam certification, with the relevant agencies. Dam currently has provisional certification.

7. Lake Monitoring Report presented by Dr. Mike Casteel and Fred Turck: Discussion on lake monitoring tests and expenses to be approved. Requested reimbursement for training manuals (for certification in case herbicides need to be administered), VA. Lake and Water Shed Association and Nth. American Lake Society membership fees. Discussion on test kits and price value to lake water quality and protection. Mike will monitor lake water temperature over the winter period. Description of the effect and dispersal growth of *hydrilla.sp* (invasive lake weed), and currently Mike has removed physically 144 cu feet of *hydrilla.sp* from the lake. Debbie Baugher said the board thanks Dr. Mike Casteel for his dedication and work on the GAPOA lake.

8. Activities Report presented by Tina Deane: Turn out for the Halloween event was lower than expected. Discussion on how to revise the events to encourage more participation. Next event planned is the Christmas Carols at the lake. The committee will convene to plan details. Tina Deane requested "Events" be added to the budget as a line item. Debbie Turck said an estimate of cost for the events (July 4th, Back to School, Halloween, Christmas Carols, *et al*), was required for long term planning.

Fred Turck moved, "that the Christmas Event has costs covered by GAPOA up to \$200.00". Jennifer Carroll second motion/Motion carried unopposed.

9. Membership Report presented by Debbie Baugher: Vigorous sales in GA and new residents moving in. Debbie Turck sends welcome letter and property owners' packet to new members.

10. Legal and Insurance presented by Kaci Cobb: New local attorney yet to be found. Records from old attorney to be handed over to Debbie Turck for storage. Debbie Turck said current attorney's retainer fee is due. No motion required since a current bill.

11. Old/New Business: Fred Turck reminded board the Playscape needs more pea gravel and another coating of sealant. Wesley Baugher (Property manager) to implement.

12. Members Comments: Trish McGuire volunteered to continue with the meet n greet new property owners to the GA community and distribute the welcome packs. Debbie Baugher and Trish McGuire will collaborate after further discussion in GAPOA Executive Session. Karen Hall appreciated the opportunity to attend meeting via teleconference.

Fred Turck motion, "that the board move into Executive Session". Tina Deane second motion/ passed unopposed.

GAPOA Regular Meeting recessed to move into Executive Session: 11:40 am

GAPOA Executive Session adjourned and returned to GAPOA Regular Meeting: 12:40 PM

Matters arising from the GAPOA Executive Session:

- a. The board confirmed Trish McGuire will join Debbie Baugher welcoming new property owners (residential owner, not lots). Thank you to Trish for volunteering.
- b. Debbie Baugher asked if any other matters raised from the Executive session. No other matters presented.
Tina Deane motion, "that the GAPOA Regular meeting of November 13, 2021 be adjourned." Jennifer Carrol second motion/ Motion passed unopposed.

Next regular board meeting is set for Saturday, February 2022 via teleconference at 10:00 am. Fred Turck to manage.

GAPOA Regular Meeting adjourned: 12:45 PM