

Greene Acres Property Owners Association Regular Board Meeting
Saturday, January 5, 2019
Greene County Administration Building

Chairman Fred Turck called the meeting to order at approximately 10:00 a.m.

Board Members present: Fred Turck, Debbie Turck, Debbie Baugher, Terry Hodge, Doug Price, Cynthia Bruce, Rick Wilkinson

Absent Board Members: Lydia Price, John Haselden

A quorum was certified and a summary of the minutes from the July 21st, 2018 regular board meeting was read by secretary Terry Hodge. Fred asked for a motion to accept the minutes as read. Doug Price made the motion, Debbie Turck seconded. All voted in favor.

Fred asked Debbie Turck for the **Treasurer's Report**. Debbie pointed out the copies of the report provided for everyone. Debbie stated that \$20,000 in revenue had been collected since July 1st, and that the bulk of that was from a couple of judgement payments. Debbie said that assessments are due March 15th and that notices will go out mid February, so those funds will start coming in at that time. Debbie said expenditures were \$42,000 so far, and pretty much on track at this point. Debbie clarified that the high amount under the Miscellaneous/Front entrance/Refunds line is because of the reimbursement of the \$5000 surety bond paid to one contractor. Debbie said the next page of the report broke down expenses for each individual vendor, and that the ending balance in the checking account as of December 28th was \$35,900. Debbie clarified that she was unable to get the accounts totals as of December 31st due to being out of town. Next, Debbie said the savings account balance is \$52,000, and \$50,000 is in a high yield interest bearing account, which accrued \$1400 in interest last year, and that at the end of seven (7) years a total of \$11,000 would accrue. Debbie concluded by saying that the last two pages of the report were a breakdown of expenditures by month. Fred asked for questions, and as there were none, asked for a motion to accept the Treasurer's Report as presented. Terry Hodge made the motion. Rick Wilkinson seconded. All voted in favor.

Fred next asked for the Committee Reports. Fred said there was nothing new to report for the **Safety & Services Committee**.

Fred offered those present a handout outlining the 2018 road maintenance expenses to begin the **Roads Committee Report**. Fred said the past year was a busy one for roads, with 36 loads of gravel spread at a cost of \$15,187.51, with extra labor costs due to the culvert repairs/replacements and excavation that was necessary. Fred went on to note that reimbursement of the \$1000 spent to replace the culvert under one driveway on GARN had been received from those property owners, and that a total of \$22,109.90 had been spent on roads maintenance in 2018. Fred said the roads committee would get together to come up with a plan of action for the upcoming year. Fred said Property Manager Wesley Baugher had done a good job taking care of the heavy snowfall which occurred and also the wet areas on the roads. Next Fred asked for comments from the members. Member Renee Stavanja began by saying she sees Wesley scraping the roads often, and she does appreciate his work, but that doing that didn't help anything, and there were rocks sticking up in the road which she felt were high enough to take out the oil pan on her

daughter's car. Renee stated that one of her neighbors speeds down GARN and fishtails into his driveway and she felt someone could be hurt one day. Discussion followed regarding road maintenance solutions and speeding issues. Fred concluded the discussion by saying that \$12,000 had been allocated to tar and chip Tall Pines and work would begin on that and, as funds allow, on grading and crowning the main loop as soon as feasible in the spring, provided those monies don't have to be diverted for emergency repairs again in 2019. Renee suggested putting these type of issues on the facebook page in order to get more input. Fred pointed out that the facebook page is not an official means of correspondence with the board. Brian suggested Renee start her own facebook page for community members to discuss issues.

Cynthia provided the **Environmental Committee Report**. Cynthia said that she had participated in an email thread with Ashley McGaha, who will be applying to build a house, and who mentioned that the fire department had been in contact with her asking to use the old home on that property for a test burn. Cynthia said she had made Ashley aware she was available. Debbie T said the board had discussed this and wanted to be sure Ashley's neighbors were made aware before the test burn happened. Cynthia asked whether there were any other way to look up addresses than using the county GIS maps and Debbie T said she would send a list of owners with addresses to Cynthia. Cynthia inquired what other responsibilities came under the Environmental Committee, and was told the information could be found in GAPOA Bylaws. Fred gave Cynthia a copy of the bylaws and said that the Environmental Committee is the point of contact for new construction and environmental issues such as run off into the lake etc.

Debbie B provided the **Membership & Nominating Committee Report**. Debbie stated that there were a total of twenty-one (21) sales in 2018, only two (2) of which were foreclosures, nine (9) houses sold, and there was one (1) new construction, and thirteen (13) lots sold. Debbie said she forwards the inquiries she receives re purchasing etc to Debbie T and Terry, as they can provide the necessary information.

Debbie T provided the **Legal & Insurance Committee Report**. Debbie stated that the Insurance bill was paid this year, which covers the pavilion, the bath house, the gate and the D & O policy for the board, which insures the board from liability. As for Legal, Debbie said that payment in full was received on two (2) judgements, one of which properties was sold as a foreclosure by the county in November, after which we received payment of \$2,898.36. Debbie said there is one (1) other judgement ongoing, on which the owner has started making payments. Debbie said that one of the owners GAPOA has a judgement against lives in Maryland, so the attorneys have filed an interrogatory, which requires the owner to divulge all their financial records. Debbie said the county had been pursuing foreclosure procedures against one other property owner, against whom GAPOA also has a judgement, but that prior to the court day the owner paid what was owed the county. Therefore, Debbie directed the attorneys to begin foreclosure proceedings for what is owed GAPOA. Debbie finished by saying that we are down to sixteen (16) delinquent property owners, or less than ten percent (10%) of total properties.

Fred next mentioned the **Welcome Committee**, and Doug stated he had that information from Lydia. Doug passed around a preliminary mock up of the Welcome Packet, and also a "welcome angel" made from a knitted pot holder and a dish towel, to be included in each packet. Doug said Lydia requested feedback and to have the current GAPOA logo or pictures the board would like included in the packet sent to her, and also asked about a "welcome to the country" brochure, and what information the board would like included on the website. Debbie T said she would send a list of new home owners to Lydia.

Fred said he would look into the “welcome to the country” information. Fred brought up the cost of producing the welcome packets and Debbie T said Creative Press currently makes the hangtags and she would ask if they could print the welcome packet. Rick told Doug the local paper puts out a public book and wondered if we could get some copies.

Old Business:

- The dam and spillway: Fred said he will follow up with the new engineer after it stops raining and dries up a little, to see what the issues are and hopefully the repairs to the spillway will be an easy fix.
- Tree removal: Fred said removing every other cedar by the beach parking area had been discussed, but that project was on hold until after the engineers report.
- Full dam certification: the tabletop exercise is the last remaining item to be finished and we have to wait for the county emergency planner to schedule it.
- The boat rack and playscape: Fred said he included these items because he wanted to ask Wesley what maintenance might be necessary, and also about more sand for the beach in the spring. Wesley said Boo would be able to get a load of sand at the quarry.

New Business:

- Hangtags and gate passes: Debbie T said we would need to order new hangtags and suggested light blue as the new color. For gate passes, Debbie said she thought there were enough gate passes to last the rest of this year, but \$500-\$600 would need to be budgeted to order more for next year. Fred asked Debbie B whether new pavilion reservation notification tags might need to be ordered and she said she would check her supply.
- The Spring Cleanup: Fred said people had been asking whether another one would be scheduled. Cynthia said she would like to organize one, and after discussion it was decided to schedule a cleanup day on Saturday, April 13th. Debbie T said the information could be included in the spring newsletter. Fred asked Cynthia to make up a draft of her ideas, and suggested maybe having some refreshments available might induce people to show up to help.
- The Annual Meeting: Fred talked about seeing whether a Red Cross safety program could be included, and said he would follow up on that idea.
- Pavilion Reservations: Debbie B said there was nothing new, but that she might need some more contracts. Rick suggested putting the contracts on the website, so that owners could print them at home.
- Community Events: Fred asked for suggestions and Terry mentioned scheduling the July 4th Float decorating, which had to be cancelled last year. Doug said he would mention it to Lydia for the Activities Committee, and Debbie B said the board would work with Lydia to come up with a theme.
- New residents: Fred wanted the board to be aware of, 1) that people who bought a large farm on Octonia Road had also purchased a lot in Greene Acres, and 2) that the people who recently bought the nearby vineyard had also purchased a lot in Greene Acres, which abutted their property. Fred said he was concerned the vineyard people might be considering cutting an access point into Greene Acres from their vineyard property, and that he had heard discussion of turning the farm on Octonia into a bed-and-breakfast and thought they might try to give their guests access to the lake. Rick stated that GAPOA covenants prohibit property owners from creating

new access points into the community. Debbie T also clarified that the covenants state that guests must be accompanied by a member in good standing. Fred suggested strengthening the language in the governing documents to deter those potential problems.

- CAI (Community Association Institute) membership: Fred said he had been to a couple of meetings where a lot of the HOAs and POAs were members of CAI and wondered whether it would be something GAPOA should also join, noting there is a fee involved. He asked Rick to look into it.
- Loose dogs: Member Renee Stavanja brought up the recent dog attack in Greene Acres, which injured her daughter (Samantha Key) and her daughter's dog. Renee stated that the dog's injuries were so severe that she might lose her leg, and possibly even her life. Renee said the Animal Control officer wouldn't impound the dog, but directed the owners (Stoffel) to keep the animal confined to the house and in the yard on a leash for ten (10) days. Discussion followed. Fred suggested Renee bring her complaint to a county board of supervisors meeting and said the GAPOA board would send a letter of violation to the owner of the animal, stating consequences if another incident occurs. Rick suggested the dog owner must post a bond. Renee mentioned that her daughter would recover from the injuries to her hand, foot, leg and back. Fred said the board would also send a letter of complaint to the county re how this incident was handled, stating that we can only do so much as a community and we rely on our elected officials to protect us as citizens.

At approximately 12:10 p.m. Fred asked for a motion to recess the regular meeting and go into a brief Executive session. Debbie T made the motion, Doug seconded. The board moved into Executive session.

After a brief interval the board returned from Executive Session. Fred asked Brian and Wesley to look into clearing out unnecessary items in storage in the bathhouse.

Next, Fred put up for discussion whether there was a need to shore up the POA rules and regulations re dogs issues. Rick suggested asking the attorneys how the language re dogs might be strengthened.

Debbie T next brought up a violation of inoperable/junk vehicles and the yellow truck parked just off GARN on the E. Medeiros property, which is no longer licensed or registered and also the work truck parked off GARS on the Fitzgerald property. Fred said there was a question re whether the work truck on GARS was properly licensed, and that should be investigated before a letter is sent. The board agreed that violation letters should be sent to E. Medeiros and also to Fitzgerald provided his truck is no longer licensed. Terry agreed to send copies of violations letters previously sent out by Al Hodge as Environmental Chair to Cynthia so she could use those as a template for her own letters.

As there was no further business, Fred asked for a motion to adjourn the regular board meeting. Debbie T made the motion. Debbie B seconded. All voted in favor.

Fred thanked everyone for attending and the regular meeting was adjourned.