

Greene Acres Property Association
435 Greene Acres Rd N Stanardsville, VA 22973
**Minutes of the
GAPOA Board Meeting
July 10, 2021 at the Lake Pavilion, at 10:00 a.m.**

Present: Chair Fred Turck (FT), Assistant Chair Debbie Baugher (DB), Secretary Anthea Haselden (AH), Treasurer Debbie Turck (DT), Board Member Lydia Price, Richard Wilkinson (RW), Cynthia Bruce (CB), Tina Deane (TD); Property Manager Wesley Baugher (WB); Lake Monitoring Dr. Mike Casteel (MC)
Al and Terry Hodge; Lesley Casteel; Robert Goldschmidt; Jennifer Carroll

Apologies: None

Order of Business: The meeting was called to order and quorum verified. Minutes of previous meeting were accepted
DB moved approval of minutes of previous meeting as presented/LP second. Motion passed.

Treasurers Report: DT presented GAPOA finances on budget, although expenditure was slightly over (\$4,000.00), due to Dam Inspection. Report available on request.

DB moved to accept treasurers report as presented/ LP second. Motion passed.

Committee Reports:

Roads: FT handed out copy of Road's committee worksheet. Discussion on road maintenance and unnamed roads in GA (Nicole Road, and Flow's Place) shown on old maps of GA. FT will ask Greene County for road signs to be installed for these two roads.

Culverts have been purchased to replace existing deteriorated culverts on two GARS locations.

Contract has been drawn up for the property owner on Top Ridge who requested power lines to be buried across the road. Owner to pay for costs with REC and County agreements.

WB spoke of removal of broken-down vehicles left on GA roads which impede traffic and maintenance. RW suggested formal letter to be sent to vehicle owner/s.

FT spoke to construction contractors on Top Ridge who were preventing property owners' access.

MC inquired about arborist red/orange tape on tree and foliage in GA. No one was sure what the tape was for. FT said he will contact the Rappahannock Wildlife Soc. for clarification.

Safety/services: FT spoke of VA tax relief (August 6 to 8) items was expanded to Emergency Items \$60 or less. List of items available.

FT referred to Shafer fire and the need for working smoke detectors in homes. FT reached out to red cross program and will invite a representative to speak on this at GAPOA 2021 annual meeting.

Environmental: DT reported new construction plans on GARS has been submitted, but no fees received to date.

Request for two lots to be combined as one. RW says legally this is allowed to happen. TD said there are options. CB asked about dues/reducing assessment income. County will not accept owners request without GAPOA approval.

Motion to approve merge of two lots in discussion. *Moved TD/ RW second. Motion passed.*

DB spoke of the Shafer lot having a camper on the property with two people living in it long term, which is in violation of GAPOA ruling. Text messages were read out between DB and property owner about forward plans for the lot. DT asked how did the board want to proceed. DT said a formal letter form board to be sent to property owner and violation in affect, and to give noticed to cease in 90 days of letter dated. Health department to be contacted re: septic.

FT to draft letter and RW to check before sending.

DT moved formal letter to be sent to property owner stating violation and cease within 90 days / LP seconded motion. Motion passed.

Lake Monitoring: Dr. Mike Casteel continues to monitor lake water quality especially with air and water temperatures increasing. MC had water samples to show different algae structures and how alga affects clarity and quality. To date, the alert level for lake remains at Caution. MC point of contact is FT for any updates. MC commented on boating and water crafts needing to hosed down after use, as well as swimmers and pets using the lake.

Activities/Welcome:

LP reviewed 'RWB n Greene', July 4th parade. All agreed it was a great time. No new welcome kits presented, and there has been positive responses from recipients. TD to take over social events planning e.g. Back to School /Halloween /Caroling.

Membership:

DB reported 4 x lots with homes sold; 3 x lots sold.

Annual Ballot for Board members nomination explained by DB. Contenders to submit short bio to DB by August 10th; ballots to be mailed by August 25th. Three vacancies available for three-year term of a nine-member board. Fourth person will be appointed by the board. Current board members CB, FT, and RW are not re-standing.

Legal/Insurance:

DT reported one outstanding judgement.

DT received report from lawyers re: GAPOA covenants and bi-laws which summarized the legal standing. Discussions on the document will be held over until all board members have read and review it.

Old Business:

Playscape: to reopen WB to check for gravel and tape and sign removed.

Dam certification: July 21st or 28th, FT and WB to meet County EMS coordinator to plan a 'what if' exercise and action plan, as required for certification.

New Business:

- Cleaning contract: Contract to continue until end of July, then terminated. Contractor no longer required due to Covid-19 restrictions lifted. Showers to be reinstalled.

DB moved to "end cleaning contract"/ CB second motion. Motion carried.

- Mailboxes: Renewed discussion with USPS to add more boxes and upgrade existing boxes. Two options currently presented to remedy short fall of mail and parcel boxes.
- FT reported two bikes and a jon-boat has been deemed abandoned. Suggestion bikes to be auctioned at GAPOA annual meeting and proceeds used to extend existing boat rack. Jon-boat can be used by MC for lake monitoring.

Amended 11/13/2021:

FT moved/ TD second an amendment to the minutes to include: "LP moved FT second, "the board appropriate the abandon jon-boat for the use of MC for lake monitoring and purchase an electric motor for the jon-boat".

Motion to the amendment: CARRIED

- GAPOA Annual meeting, September 18, 2021 will reintroduce the shared chicken and sides picnic after the meeting. GAPOA to provide fried chicken and paper products, members to bring a side or dessert to share. TD will organize a committee to consider other activities. Board members to bring items for a 'lucky draw' for members, and one annual membership dues, will also be in a draw.
- DT – Presented budget for 2022 which is on par with 2021, and will be presented at the GAPOA Annual meeting. RW suggested \$200.00 from building fee for mailboxes or charge an extra fee. Short discussion on line items.

RW moved to "accept budget as presented by DT"/ CB second motion. Motion carried.

Members' Comments:

J Carrol asked if a gate could be added to the fence between two lake side properties to gain access to the lake/dam area instead of going through main gate entrance. Since the property in question is signed 'Private Property', it would limit access to others. Access is to be via main gate entrance only, unless a lake side property owner and their guests. MC asked about the items left at a property on High Ridge and asked what is happening. The board is 'aware' and also concerned about the culvert.

Meeting recessed while Board Members go into Executive session.

Board exits Executive session and GAPOA monthly meeting reconvenes.

Matters Arising from the Executive Session: None available as governed by the executive meeting rules.

Next regular meeting: to be determined

Next meeting: GAPOA 2021 Annual Meeting September 18, 2021 10:00 A.M.

Meeting adjourned: 12:48 P.M. (approximately)

Amend 11/12/2021AH