

Gray Acres Maintenance Corporation  
Meeting Minutes  
January 9, 2013

**Present:** Calvin Alt, Ted McDaniel, Sharon McDaniel, Chris Baldwin, Linda Shepherd, Nada Jones (Jim Ferguson and Jeff Owens responded to meeting reminder saying they would not be present at meeting.)

**Call to Order:** Chris called the meeting to order at 7:00 PM.

**Approval of Minutes:** The GAMC decided to defer approval of minutes until the next meeting to allow for the following changes to the November (Annual Meeting Minutes):

- Include where motions were made to elect officers
- Include that a motion was made to vote on the budget

Approval of minutes will be placed under *Old Business* at the next meeting.

Sharon: "Could the minutes be shorter?"

Nada: "I'm trying to include all ideas. I have had experiences of receiving minutes from other organizations and couldn't follow when so much was left out of them."

Chris: "I think we should include as much as possible if she (Nada) is willing and able to do it."

**Treasurer's Report:** Sharon provided the following information to the GAMC.

Balance Forward	9-12-12	
	Checking	2,739.63
	Capital	5,000.00
Income		
Assessment & liens	1,306.21	
Assessments (NCCo)	<u>1,743.04</u>	
	3,049.25	30,440.88
		5,000.00
Expenses		
Countryside	990.00	
Pond	775.00	
DelMarva Power (3mos)	46.59	
Salem Methodist Church	75.00	
Neighborhood Resources	474.00	
Nationwide Insurance	977.00	
Post Office Box key	9.00	
Bank fee (4 mos)	<u>8.00</u>	
	3,354.59	27,086.29
Interest		
		<u>5,000.89</u>
Balance 1-9-2013		32,087.18

### **President's Report** (Chris):

- Annual Meeting—went well, despite the late opening. The reason for the late opening was written in the minutes.
- Chris has received a rash of calls from realtors RE: delinquents—There might be changes in FHA regulations, so the realtors were looking for information from the GAMC. Chris had to fill out some forms. They need to know what our annual assessment is so they can close on some properties. Two of the realtors were actually “relocation companies”.  
Sharon asked, “Can’t they get that from the county?”  
Chris said that they cannot.  
The callers were also trying to get information about our budget and other specifics. Chris refused to share such details. They are a 3<sup>rd</sup> party and we’re only obligated to provide budget info to the homeowners. We are nonprofit, but a private organization. This topic along with a proposal will be part of *New Business*.
- An additional lien was filed; another was paid off.  
Those started last year are going to JP Court. We will get judgment and sheriff will collect the money. We’ll get the money we paid, Steve Blanchies of Neighborhood Resources will get paid. The lawyer, JP Court, and the sheriff will all get their cut.

### **Committee Reports:**

- Treasurer: Sharon sent new enrollment form to the county (Due February). \$6.30 is new rate. She said that she thinks it was \$6.00 last year.  
We need to file the Franchise Tax—GAMC is a corporation, so we’re charged \$25 Franchise Tax.
- Storm Water Management: Registration  
We were reassured at the last meeting that we’ll have first pond replaced. It was supposed to be a dry pond. It’s wet and the wrong depth. There is a plan for another wet pond  $\geq$  or 4 feet deep. Now it’s less than 2 feet. The second pond hasn’t been a problem—It has been dry. According to a flyer sent by Councilman Dave Tackett, the pond work is expected to begin in spring-summer 2013.
- Communications: Nada will send out an updated contact list to all GAMC members

### **Old Business:**

- Break-ins are still happening. There was one E. Flagstone in the past month. LOCK CARS; USE LIGHTS.

## New Business:

- Chris: “Do I have a motion to forward the list of delinquents to Steve Blanchies at Neighborhood Resources?”  
Linda: “I’ll make a motion.”  
Ted: “Second”
  - Discussion: Steve seems to follow fair, consistent process. No one is favored.Chris: All in favor, say “Aye”.  
No one opposed, so “Motion was carried.”
  - There was discussion to clarify that the GAMC won’t send names of delinquents owing real small amounts.Chris: Can I amend the motion to include delinquents greater than \$5.00?  
All voted in favor, no one opposed.  
A list of delinquents owing more than \$5.00 will be sent to Neighborhood Resources.
- Charging for Assessments (topic carried forward from President’s Report): Chris brought up a concern about 3<sup>rd</sup> parties requesting information from the GAMC. He has been dealing with realtors and relocation companies contacting him to fill out forms. Chris said that a member of the community doesn’t get charged for asking for information regarding how they are assessed. But Chris wondered if there might be a way to charge 3<sup>rd</sup> parties for requesting the assessment information. Is it legal? Is there interest in this idea?  
Sharon: “If this is getting to be a problem.”  
Ted suggested contacting Norm Wiggins from NCCo. He is a good resource. We could find out if it is a legitimate charge.  
Chris: Brought motion forth to investigate the idea of charging 3<sup>rd</sup> parties. He’ll report back the next meeting.  
Nada: Second  
Chris: All in favor, say “Aye.”  
The motion carried; no one opposed.
- Snow plow contract has been signed. Chris signed the contract @ Keith’s office (Countryside).  
Sharon filed thee county form for reimbursement.
- Landscaping Contract: Chris will talk with Jeff RE: plans for landscaping 2013.
- Chris needs to register for the Storm Management Program and figure out franchise tax due at end of February.  
Billing comes out April 30, 2013. Assessment bills get mailed in March.
- Other New Business: A Neighborhood brought up a suggestion to a member of the GAMC. .. A generic letter could be written and delivered to residents to remind them of infractions to deed restrictions.

Chris: “We are a statutory body and cannot use private funds to finance public endeavors. They should form a *civic association* and collect fees. We’re not chartered to be bad guy.”

**In Executive Session: 7:49 PM**

**Out of Executive Session: 8:00 PM**

**Before Next Meeting:**

- Chris: will work with Jeff RE: landscaping and sign with Keith of Countryside. We’ll negotiate pricing before signing.
- Nada: Get receipts to Sharon for Annual Meeting expenses (printing, signage, postage); talk with Jim regarding upgrading our service on Neighborhood Link; post Tackett flyer “Gray Acres Update” (Jan 2013) on website—have Tackett send her electronic copy; send out updated contact list to Board members; Do revision to Annual Meeting Minutes and send to Board

**New Member:** Ted said, “Can we welcome our new member.”

The GAMC neglected to welcome Linda at the beginning of the meeting.

At this point all Board members went around and introduced themselves.

**Next Meeting: March 6<sup>th</sup> 7 PM**

Chris: Motion to adjourn

Calvin: Yes

Ted: Second

All in Favor—Aye

The meeting adjourned at ~8:15.

