

Gray Acres Maintenance Corporation
Meeting Minutes
April 17, 2013

Present: Sharon McDaniel, Ted McDaniel, Calvin Alt, Chris Baldwin, Nada Jones

Call to Order: The meeting was called to order at 7:06 PM by GAMC President Chris Baldwin.

Approval of Minutes: Board members had an opportunity to review minutes via e-mail prior to the meeting or by reading the hard copy available during the meeting.

Chris asked if there was a motion to approve the minutes from March. Sharon motioned, Chris gave a second, and Calvin also said, "Yes."

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

Balance forward	3-6-2013	
	Checking	25,608.19
	Savings	5,001.10
Income		
Assessments (Neighborhood Resources)	1,054.45	
		26,662.64
Expenses		
Neighborhood Resources	1,176.28	
Annual Meeting	200.58	
P.O. Box	60.00	
Franchise Tax	25.00	
Delmarva Power	17.31	
Bank Fee	2.00	
	<u>1,481.17</u>	
		25,181.47
Savings with interest		<u>5,001.28</u>
Balance as of 4-10-2013		30,182.75

*Concern that Sharon brought up during the meeting: It has been time consuming to double check for Neighborhood Resources collections. She said she would e-mail the county and forward to Steve Blanchies of Neighborhood Resources when there are questions in the future. We have a collection agency to avoid doing so much of the work ourselves.

Chris: The homeowner has to pay the fees first... then the principal. We don't tell the county that a family is done paying if the fees are still owed or we'll eat that loss.

Chris: Go to Neighborhood Resources first... That's what Steve Blanchies is hired for. Steve has been watching the county's record keeping more since we pointed out a couple errors before.

*Chris: April 24th... There's one resident going to JP Court. Another one goes in May. Steve does go and the attorney goes. He (Steve) has all the supporting documents. They should be short hearings.

Ted: I think we should put more aside in the Capital Account while we can.

Chris: This should be put under *New Business*.

President's Report:

- The idea of charging for 3rd party inquires if we are a non-profit was brought up at the March meeting. Steve Blanchies said it's not unusual to do this (typically \$5.00/transaction).
We'll put this on the back burner for now though, since it's not a pressing issue.
- Update from Dave Tackett: There's a major gas line in the area near the pond, so there's a delay in designing and rebuilding the storm weather pond. Now they're shooting for the fall.
- Storm weather pond #1 was retaining water for several days. Countryside came out and now the water level is staying low.
- Report from Steve Blanchies on Chris' phone. He'll forward to members for review.

Three households have been delinquent since 2010: 2 will go to JP Court and one has arranged to pay \$100.00/month.

Ten households have been delinquent since 2011: 1 gives sporadic payments and 9 will go to JP Court.

Seven households have been delinquent since 2012: One gives no response (deed notice will be next step), 3 received deed notices, 2 have arranged to pay, and one plans to pay.

Six households have paid in full from 2012 delinquent list.

Committees:

- Communications
 - Jim did some investigating on different website organizations and he came up with the following possibilities:
 1. Web.com
 2. Intiit.com
 3. How to Build a Website—shows different providers & criteria
 4. We can also upgrade with Neighborhood Link which costs \$120 per year or \$12 per month.

With Neighborhood Link's Premium site we would be able to limit access to certain areas of the site and deem them private. We can create a way for Board members to communicate internally. We could control discussion forums or turn them off completely. We are able to receive our own domain name and create a hit report to see what areas viewers are accessing. Finally, we have control over the advertising. We can sell ads or chose to keep the site ad free.
- Nada and Jim will make recommendation to the Board this summer. The Board will vote at that time.

Old Business:

- Landscaping:
 - Expanded Contract \$ -9,737
Add additional plantings, add soil, water plants
 - Standard Contract \$8,414
Mowing, maintenance of beds

Nada: The expanded package includes watering. That's important since plants weren't looking so good last year. In the summer, we sometimes end up having a drought and no one else will be out there watering the flowers at the entrance.

Chris: Do we want to bring it up for a vote?

Calvin- 1st

Ted-2nd it

All approved: ayes and no one opposed

Chris will contact Countryside to let them know that we will go to the expanded package.

New Business:

- Complaints from Residents in the Community: An e-mail was received from a homeowner regarding problems with trash cans, dog walkers not cleaning up messes, kids playing in the street.
The residents should be advised to contact the county police with regard to children playing in the street. In reference to the trash cans, the county should be contacted. The Board will not get involved because we are not a civic association.
- Ted suggested taking another \$5,000 and putting it into the Capital Fund or a CD. Sharon will look into the rates to be discussed at a later time.
- Memorial for Phil McInnis:
 - Phil McInnis in meritis—We will have to solicit the county to rename the neighborhood park and plant a tree for him.
Phil worked hard to get park built when officials weren't supportive.
Chris—will solicit the county about renaming the park. Is there a motion?
2nd
All in favor? Motion carried.
 - Info from the obit should be put on the website so residents can donate money to the Pulmonary Fibrosis Society as the family requested.

Next Meeting: Wednesday, August 7, 2013 at 7:00 PM

Nada—Motion to adjourn

Calvin—2nd it

The meeting was adjourned at 8:36 PM.