

Gray Acres Maintenance Corporation
Board Meeting Minutes
September 10, 2014

Present: Chris Baldwin, Sharon McDaniel, Linda Shepherd, Calvin Alt, John Schuler, Joe Yanoka, Nada Jones

Call to Order: The meeting was called to order at ~7:00

Guest: Steve Blanchies of Neighborhood Resources (NR)

Three years of delinquent assessments has been sent to NR.

The problem in the past has been with judgments, so Chris has not given him the 2013 list of delinquents.

At the present time the county charges \$6.30/house (247 homes in Gray Acres):

This includes three notices to delinquent homeowners, a quarterly report.

We are not allowed to charge amounts or add on fees for delinquents on county bill.

NR proposal is 5 times more (\$50/lot billing & collections.

Billing is done in mid-March, a reminder in April, and then demand letters start in May with fees incurred.

Steve now has a lawyer who is active in filing needed papers and meets w/him to go over individual cases. Steve gets homeowners' names from the county & checks for current status. If there are any other questions, contact Steve Blanchies at Neighborhood Resources.

If we have NR handle billing as well as collections, Gray Acres will be locked in for five years. There will be an escape clause if for some reason the service does not work out for us.

Approval of Minutes: May and July Minutes were presented for approval by Nada.

Chris: Are there any questions on the minutes?

A motion was made to approval minutes (Calvin)

A second motion (John)

Chris: Anyone opposed? No oppositions, so the minutes were approved.

Treasurer's report: Sharon submitted the following information (dated 9-1-14) to the Board.

Balance forward 7-14-14

Checking	41,432.06
Capital	10,004.61

Income

Assessments (NCCo)	2,220.24
Assessments (NR)	<u>850.00</u>
	3,070.24

54,506.91

Debits

Countryside	2,317.34
Delmarva	15.50
Website	120.00
Bank fee	<u>2.00</u>

2,454.84

52,052.07

Less capital	10,005.12
Checking	42,046.95

President's Report:

- Construction has begun on the pond along Reybold Road; that is a construction vehicle is parked there with a pile of rocks.
- Notice from officer of Recorder of Deeds. They can schedule a presentation for the community if it is desired.

Committees:

- Landscape—Joe said he has not been successful in contacting a person(s) to fix the entrance way sign.
Nada: We should just glue it with something like Liquid Nails or construction grade adhesive and seal it.

- Snowplow— Should we talk to Keith to see where we are with contract so we can plan? John & Joe will meet at John's & invite Keith to meeting.
Chris: We will need to meet in October so we should try to have information about the snowplow contract by then.
John: He'll also check to remind Keith about tree at the community park.
- Budget— A report from Calvin & Sharon was presented to the Board
It contains the following information:

Gray Acres 2014 Budget		
9-10-14 corrected 10-22-14		
	<u>Allowance</u>	<u>Actual</u>
Landscape	10,000	7,488.33
Administrative	6,300	6,157.38
Utilities	200	139.90
Insurance	1,000	969.00
Storm Water Manage	4,000	1,200.00
General Maint.	100	12.54
Snow/Ice	<u>10,510</u>	<u>13,059.20</u>
	32,110	29,026.35

- Communications— All Board members are asked to register on the website.
Nada will send addresses out to GAMC. Info about Neighborhood Resources will be put on website.

Old Business:

- Linda presented information about memorial stone markers for Phil MacInnis and Ted McDaniel
Abba Monuments has granite stones at the following rates:
 - 10" X 10" X 4" Gray Acres Maintenance Corp. Memorial Tree \$160
 - 5" X 10" X 4" Phil MacInnis, President Emeritus \$90
 - 5" X 10" X 4" Ted McDaniel, Vice President Emeritus \$90
 - 5" X 10" X 4" blank stones \$25
 - Installation: \$50-\$100

Chris: I make a motion to declare Ted McDaniel *Vice President, Emeritus*

John: 2nd

Chris: All in favor... All said aye.

Chris: I put forth a motion to not exceed \$500 for the memorial.

Nada & Joe: 2nd

➤ Billing Contract situation-- Billing contract situation

Sharon: Does it make a difference with money we get?

We average about 15 delinquents.

There's a difference of \$5300 in billing between two systems (county & NR)

We'd be spending \$7,000 to recoup \$3,000.

We will pay \$7,000 even if we don't turn over our billing to Steve Blanchies at Neighborhood Resources.

Budget is just over \$32,000 for total expenses.

We lose ~ 2,000 now with the county system. We'll get billed too for billing service fees.

Joe: If we stay with the county system, our history is that it stays ~ **the same average of delinquents.**

Chris: We **only** have \$5,300 and perhaps the delinquency numbers isn't quite at the level that warrants spending such a high amount for billing service too.

Nada: I make a motion that we table any decision about changing from the County to NR for billing for this year.

Chris: We'll have to notify Steve either way.

Sharon: We don't want to raise assessments to cover the cost of increasing services.

Calvin: I think people are less likely to pay to another company than keep it in government hands.

Chris: I bring forth a motion to accept Neighborhood Resources for billing And collecting as proposed at 9,916/year.

Sharon: 2nd

Chris: Any discussion?

Joe & John: We're talked out.

Chris: So we will bring **a** motion for voting to keep **the system we now have.**

We are bringing forth the 2013 delinquent list and then in January the 2014 delinquent list will be submitted.

All for... No answer

Unanimous---Motion is **carried to continue with Neighborhood Resources collections.**

Other Business:

- Chris will call the Bear Library to reserve a room for the Annual Meeting.

- We will need a proposed budget. Calvin, Bhavik, and Chris will meet on September 18 (7:00 PM).
- We will need information on contract.
- The notice of meeting and insert about Neighborhood Resources need to be prepared
- Chris to Sharon: We'll need incomes & expenses. The goal is to keep assessments at \$130/house per year.
- Chris: Other concerns?
- Sharon: Vacant house... overgrown, branches falling from a tree. Can the Maintenance Corp. do anything?
- Chris: Call department of land use, and they'll fine the owner or bank.

Motion to Adjourn:

Chris: Is there a motion to adjourn

Nada & Calvin: yes

Joe: Second

Chris: If anyone wants to rotate off the Board, he/she should think about this soon (before the Annual Meeting).

Next Meeting:

Wednesday, October 15th at 7:00 PM (at John's house)

