

Gray Acres Maintenance Corporation
Meeting Minutes
May 14, 2014

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

The meeting was called to order at 7:20 PM.

Approval of March Minutes: The Board discussed the minutes that were sent via e-mail prior to the meeting, and a hard copy was available for review. Chris: Any questions or changes?

Treasurer's Report: Sharon submitted the following information in writing to the Board:

Balance forward	3/12/14		
		Checking	21,722.39
		Capital	<u>10,003.60</u>
			31,725.99
Income			
	Assessments (Neighborhood Resources)	50.00	
			21,772.39
Debits			
	Countryside	4,582.50	
	Delmarva (2 mo)	34.74	
	Maintenance (lights)	12.54	
	Bank fee	<u>4.00</u>	
		4,633.78	
		Checking	17,138.61
		Capital	<u>10,004.10</u>
			27,142.71

Sharon also said that she submitted paperwork for reimbursement with DelDot. GAMC should get 75% of amount back. (We submitted for \$10,000)

President's Report:

- At the end of April, Chris met with Bryan Townsend regarding the building that will take place on Reybold Road. The construction will go forward. It will require improvements to Reybold Road too. A survey was done two years ago. There will be traffic lights at both ends of road, but it isn't an immediate need. Bryan is requesting another survey to be done. It is planned so far to have a limited area widened and a bike path that does not extend the whole length of Reybold Road. Bryan is looking into options since the amount of widening in some places doesn't make sense. Eventually, the farm house on Reybold and outbuildings will be gone. The *White Wood Village* community will consist of 209 townhomes. The community will also have 3 retention ponds. Chris told Bryan that there should be consideration given about the timing of lights on Route 72 & Reybold with others on Rt. 72.

Bhavik: Do we need to do anything from our side to request a survey?

Chris: No, Bryan is requesting it.

Linda: When is it starting?

Chris: 2015—The building will move on, but the traffic light idea is something that happens in addition to the actual building. At the start there will only be widening directly in front of (or behind) homeowners properties.

This was considered a problem for Oberle in the past, so he worked to reject moving ahead with the project. Originally there would be houses exposed along our development. Our development would have lost frontage to Reybold Road.

- The saga of mailbox damage during the winter continues. Fifteen mailboxes were broken during the snow storms. There is still one left to be replaced. Out of 15 issues, Chris was able to speak with 14 homeowners. If the plow actually hit the boxes, Countryside would pay. The one hit by a plow, Countryside said they'd pay. One box would not be replaced because the slush was at fault. The homeowner was upset because Chris forgot to advise them.

- Pond #1: The county is shooting for July now to have pond fixed. This is because of the rain. This is based on Janice Catherman's e-mail.
- Neigherhood Resources (NR): A new list for 2013 delinquent assessments has not been submitted to Neighborhood Resources. Because the county won't change their ledger. Steve Blanchies (of NR) mentioned he does have a combination billing & collections services. Chris: We should at least consider doing both. This would be for a term of 5 years.

Committee Reports:

- Landscape Committee... Jeff did a good job securing the contract with Countryside. We have a contract for new year at the existing rate.

Memorial slates?

Linda said that she dropped the ball on this. *I'll try to get back on that.*

Front sign damage?

Chris: He said he has the corner piece that broke off the sign. We need to get a hold of the contractor who built the sign.

John S. and Joe Y. will contact the contractor to see about fixing the damage.

The sign was made of a foam material because a neighborhood can't use a hard structure because of liability if someone crashes into it. The sign has to be made of a material that is more flexible when situated the way our sign is at the entrance. If the construction on Reybold Road causes us to move it, we can look at how to do it in a way to allow a harder, more durable structure.

Ponds in July? Keith knows not to cut the vegetation during the building of Pond #1.

John: Yes, I talked with Keith about this.

Linda: Does Keith know about the delay in the pond's reconstruction?

John: I can let Keith know.

Calvin: Is DelDot doing anything about the road repair at our entrance?

John: Yes, the process usually involves a temporary repair (cold patch), and more will be done later. Bryan Townsend said that we are on the list to get a more permanent fix.

- Budget: Calvin provided a written report to the Board. It appears that we are still on track as before for expenses. Below is his report:

	<u>Allowance</u>	<u>Actual</u>
Insurance	1,000	969.00
Landscape	10,000	264.98 (tree)
Stormwater		
Management	4,000	-0-
General Maint.	100	12.54
Administrative	6,300	4,470.89
Snow/Ice	10,510	13,059.20
Utilities	<u>200</u>	<u>94.65</u>
	32,110	18,871.26

- Communications: Nothing new to report

Old Business:

Nada: The only unresolved “old business” was the tax forms that Chris was to download for Sharon. That business is now complete.

New Business:

- RE: combined billing & collections with Neighborhood Resources \$6.00 / house per year for billing only

Sharon: We should think on it for another year before committing to a 5 year term.

Principle & interest on next billing cycle—Fees from NR are not on the county.

John: If we take the county out of it all together, we'd have less confusion about who the people should pay.

Chris: We don't have to do it yet. Do we have someone to look at details about this?

Bhavik: I'll take a look and send e-mail to everyone and ask for input.

Chris: We should try to make a decision by September so it can be part of the Annual Meeting.

Chris agreed to e-mail a proposal from Neighborhood Resources and info from the county to Bhavik for him to look at.

Chris: Other new business?

No one responded.

Chris: Well that's all I have.

The next meeting is scheduled for July 16th at 7 PM

The meeting adjourned at 8:18 PM