

GAMC 2015

Gray Acres Maintenance Corporation Board Minutes: Annual Meeting		
11.9.2015	6:30PM-8:30 PM	Bear Public Library
Meeting called to order	President: Chris Baldwin at 6:35 PM; Introduction to the current Board	
Attendees (Board)	John Schuler, Joe Yanotka, Chris Baldwin, Sharon McDaniel, Linda Shepherd, and Nada Jones	
Attendees (Community)	Twenty members from the community attended the meeting.	
Attendees (Elected Officials)	Senator Bryan Townsend, Councilman Dave Tackett, & Representative John Viola	
Proxy Statements	The Board received 6 Proxy Statements	
Other	Four Notice of Meeting letters were returned by the Postal Service	
Note taker	Secretary: Nada Jones	
Approval of Annual Minutes 2014 (November 3)		
	Nada Jones/Chris Baldwin	
<i>Discussion</i>	Minutes were posted on the website for homeowners to view, and hard copies were made available at this year's Annual Meeting for everyone to review.	
	Question was asked by homeowner: Where are the ponds? Chris described their locations (Salem Church & Reybold Rds/End of W. Flagstone Drive	
	Question: What about insurance? How much is liability? Shouldn't there be fences around the ponds for safety? Chris remembered that the same questions were asked last year, but the Board forgot to investigate. This will definitely need to be looked into.	
	Question: Who replaces the ponds? Chris: New Castle Co. (NCCo) coop program. If we maintain the ponds, NCCo will replace them.	
	Question: Why not fencing? Chris: Let's put this topic under the proper order of business. Let's move to approve the minutes.	
<i>Motions</i>	Chris: Is there a motion to approve the Annual Minutes from 2014? There were 2 motions (one was Robert Ryan). After several questions (above), the membership moved to approve the minutes. Chris: All those in favor of approving the minutes as written, answer by saying, "Yay." Those opposed? (no response) The minutes have been approved.	
Action Items	Person Responsible	Deadline
Find out about insurance that might be needed regarding the ponds	Chris Baldwin	ASAP
Treasurer's Report		
	Sharon McDaniel	

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<i>Discussion</i>	A review of the 2015 budget from was presented (comparing budget to actual expenses)		
		<u>Budget</u>	<u>Actual</u>
	Insurance	1,000	986
	Landscape	10,000	10,362.02
	Storm water ponds	2,000	0
	General Maintenance	100	279.24
	Administrative		
	Office Expenses	500	431.59
	Legal Fees	4,000	0
	NCCo Assessment Bill	1,550	1,574.40
	Fire Co. Donation	250	250
	Snow & Ice	12,510	8,910
	Utilities	<u>200</u>	<u>152.29</u>
		32,110	22,945.54
	Income		
NCCo Assessments	27,555.63		
Neighborhood Resources	1,354.47		
DelDot Reimbursement	<u>1,937.85</u>		
Total	30,847.95		
Question: What's Del Dot involvement? Chris explained that we get a reimbursement for snow removal that that is 4 inches or more. But we instruct Countryside to plow at 2".			
Question: The payment only occurs on incident? Chris: We only pay for what is plowed.			
Chris: Other questions? Question: Where is plowing to push the snow (parameters)? Chris: Curb to curb.			
Chris: Other questions? Question: What about reserve? Chris explained that the county could back off on paying for replacing the next pond--- We are planning ahead by putting away money into a fund for emergencies (pond repair, excessive snowfall, etc.) We want to avoid surprises. Ponds can cost \$200,000± each to replace.			
Other questions? What are these ponds? Where are they? Chris: We are required by law to have storm water ponds. We are required to take care of these as a Maintenance Corporation. One pond is visible at the corner of Salem Church & Reybold Roads. The other one is located at the end of W. Flagstone.			
<i>Motions</i>			
Action Items		Person Responsible	Deadline
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President's Report			
		Chris Baldwin	
<i>Discussion</i>			
Chris: The new pond (Reybold & Salem Church) is now a "wet pond" and seems to be functioning. We have some primrose growth though. From November-springtime we have to let it go uncut.			
Chris: A dogwood tree in memory of Phil McInnis & Ted McDaniel were planted in the park. Engraved memorial plaques were also installed there. A small memorial service was held to commemorate the event. Phil & Ted were both very active members on the GAMC Board and in the community.			
Chris: A thanks to Sharon McDaniel. She will be stepping down as from the Board. She has served for many years as our Treasurer.			
Question: Why aren't the ponds fenced in? Joe Y: The plan is to put signage and block car movement with posts and cable.			
Question: On Sunday (Nov. 8), a kid was hurt (possibly while skateboarding). There are a lot of kids in the street in the neighborhood. What could be done to slow down traffic? Chris: We can put it on the website. People can also notify police if information about speeders is available. Talk with neighbors.			
Question: Alcohol was left on doorsteps to advertise for someone's house party (Some people present received such invitations). Was the GAMC involved in this? Chris and others on the Board: Absolutely not. We are not a civic association, so we don't organize neighborhood parties. We certainly would not have advertised in such a way either.			
Concern: Trash is being picked up by different companies throughout the neighborhood at very early times, and there is a lot of grass cutting. So the noise level is high almost every day. Chris: Contact the trash hauler that are collecting and the tree cutters that are cutting too early.			
Question: Can't we have one hauler in the neighborhood? Chris: We have to change the charter with the County Council. We might be able to look into negotiating bigger discounts with haulers.			

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<p>Concern: Eggs were thrown on Mischief Night. Chris: Vandalism needs to be reported to the NCCo Police. If people report, our incidence rates go up, and we get more response from the police. The police were patrolling at Halloween this year. Concern: Kids toys have gone missing from a yard. Chris: Again, it should be reported so it can be documented with NCCo Police.</p>		
<p>Question: Are we allowed to put up privacy fencing? Chris reminded the membership of the role of the Maintenance Corporation. The deed restrictions are a contract between property owners. The GAMC do not have the power to enforce the restrictions. A neighbor can report infractions as homeowners (not through the Board). Sharon: It sounds like people might want to start a civic association. Chris explained the difference between the two.</p>		
<p>Question: Do we have social media presence to get more info out to people? Chris: We do have a website, but we are open to expanding it. We will have spots open on the Board for people who want to help work on this.</p>		
<p>Chris: The snowplowing contract is being worked out with the company (Countryside).</p>		
<p>Chris went over the proposed budget for 2016 since Bhavik was absent. The budget was sent out with the Notice of Meeting mailers and posted on the website for the membership. Below is the budget that was presented and accepted by the membership:</p>		
<p>Budgeted Amounts</p>		
Insurance		1,000
Landscape Maintenance		12,000
Storm Water Management		2,000
General Maintenance		100
Administrative		
General Office Expenses	500	
Legal Fees	3,000	
NCCo Assessment Billing Service	1,650	
Fire Company Donation	250	
		5400
Snow and Ice Removal		10,410
Utilities		200
Capital Reserves		1,000
Total		32,110
<p>2016 Assessment: \$130/lot based on 247 lots</p>		
<i>Motions</i>	<p>Chris: Is there a motion to approve the budget as written for 2016? Calvin: I make a motion. Another member: 2nd Chris: Questions... gave chances (still no further discussion) Chris: All those in favor of approving the 2016 Budget say, "Aye." (No one opposed).</p>	
	<p>Chris: Is there a motion to seek out a hauler with good rates. It would be voluntary for homeowners to subscribe to the change, but it might cut down on the number of companies collecting trash in the neighborhood. A member said, "Yes" and another responded with a 2nd. Chris: Any objections? (No response).</p>	
Action Items	Person Responsible	Deadline
Old Business		
<i>Discussions</i>	<p>Chris brought up topic of insurance for pond areas under Old Business. He apologized for not making sure the Board investigated the topic since the last Annual Meeting. It will be given priority at a Board Meeting soon. We will have to investigate what obligation we have to pay more insurance.</p>	
<p>Nada: What about Whitewood Village? John Viola said that there was no new movement on it. There has been talk for years, but the developer has yet to begin anything.</p>		
<i>Motions</i>		
Action Items	Person Responsible	Deadline

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<p>The Board will research what kind and how much insurance we need to cover our liability at the pond. We will also check into the type of fencing, if any, that is required to be around the ponds.</p>	<p>GAMC Board</p>	<p>Annual Mtg 2016</p>																				
<p>New Business</p>																						
<p><i>Discussions</i></p>	<p>Election of Board for 2016-- The following people were nominated for a position on the Board:</p> <table border="0"> <tr> <td>Chris Baldwin</td> <td>30</td> <td>Bhavik Shah</td> <td>22</td> </tr> <tr> <td>Joe Yanotka</td> <td>25</td> <td>Jagan Devisetty</td> <td>22</td> </tr> <tr> <td>John Schuler</td> <td>25-26</td> <td>Sairamakrishna Edara (Sai)</td> <td>14</td> </tr> <tr> <td>Linda Shepherd</td> <td>26</td> <td>Preston Parker</td> <td>22</td> </tr> <tr> <td>Nada Jones</td> <td>25</td> <td></td> <td></td> </tr> </table> <p>Chris gave 2 opportunities & a final call to nominate any others. He announced that nominations were closed. Then voting (by a show of hands) was done since 9 names were put forward (only 8 members can officially serve on the Board. The numbers next to each name indicates the number of votes each received.</p> <p>Sharon: Couldn't we have an alternate.</p>		Chris Baldwin	30	Bhavik Shah	22	Joe Yanotka	25	Jagan Devisetty	22	John Schuler	25-26	Sairamakrishna Edara (Sai)	14	Linda Shepherd	26	Preston Parker	22	Nada Jones	25		
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	<p>Assessment Process: Assessments are due April 30th each year. The due date is within 30 days from receipt of the bill from NCCo (that sends out the bills for the GAMC). After 30 days, payment is considered late. Three notices within the year are sent to homeowners who haven't paid their assessment. If payment is still not paid, they are delinquent.</p> <p>An information sheet about Neighborhood Resources (NR) was sent out to all homeowners with the Notice of Meeting mailer. NR is a company we use to help collect delinquent assessments.</p> <p>Question: What percentage of homeowners pay after just the 1st notice? Chris: We are about 85% in compliance.</p> <p>Question: Can't we publish the names of delinquents on social media? Chris: no, it's a privacy issue. We also do not include names in Board minutes.</p>																					
<p><i>Motions</i></p>	<p>Chris: I make a motion that we approve the above names as Board members with Sai being an alternate (may attend meetings but cannot vote). All in favor say, "Aye" All opposed? (no response) The motion carries... This is the Board for 2016.</p>																					
<p>Elected Officials: Dave Tackett, John Viola, & Bryan Townsend</p>																						
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	<p>Councilman Dave Tackett: He went over his newsletter and gave copies out to attendees. He let the group know that our policy officer with the NCCo Police is Officer Gilati (Officer "G"). 395-8056. (not 911) "Smart 911" can preregister on website.</p>																					
	<p>State Representative John Viola: There are a lot of road construction projects scheduled--</p> <ul style="list-style-type: none"> 273 & Harmony Roads is at the early stage 273 & Chapman Roads is at the design stage for improvements Salem Church Road—Intersection Old Baltimore Pike & Salem Church Road Rt. 40 & North Rt. 1 will have own lane at 273 Salem Church & Walther Roads Chapman Road bridge over I-95—design stage; a detour will be needed Rt. 1 from 95 (mall) to Roth bridge, adding 3rd lane in each direction including off ramp at 273; putting off ramp between 273-40 at Rt. 7 This plan will come in stages. The flyovers to the mall put so much traffic at mall causing bottleneck at mall <p>Fees were raised at DMV—haven't been raised in 20 years. That will put \$300 million in Transport Trust Fund.</p> <p>Question: Isn't it possible to have lights added at 72 & Reibold and Salem Church & Reibold? John: It's costly and neighborhoods have been turned down in the past.</p>																					
	<p>Senator Bryan Townsend: Regarding traffic lights—An assessment was done 1 ½ years ago. They were looking to see if construction would send numbers over a certain limit. We'd have to see what updated numbers would say. Bryan said he'd follow up on this.</p> <p>Delaware hasn't agreed to raise gas taxes; when money is there, we have money to do repairs.</p> <p>Dover—In session until June. Unclaimed property has leveled off; unemployment rising (companies going away); construction down; gambling down (other states have caught up); We are struggling with how to fund government.</p> <p>Christina School District will probably come back for another referendum in the spring (The two other attempts were turned do wn)—Need voters out to make them explain what they need the money for. We need more for the kids (to pay for magnate programs and other resources). It benefits everyone to have strong schools.</p> <p>Toll raise on US Rt. 1 (raise from \$1-\$3 on weekends). This is one thing Dover decided to do this year rather than raise the gas tax.</p>																					
<p><i>Motions</i></p>	<p>Chris: Motion to adjourn? Yes, 1st, 2nd were given... The meeting is adjourned at 8:28 PM</p>																					

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