

# GAMC 2015

Gray Acres Maintenance Corporation Board Minutes										
12.3.2015		7:00 PM-8:20 PM								
		138 W. Flagstone Drive								
Meeting called by	President: Chris Baldwin at 7:00 PM									
Type of meeting	Monthly Board Meeting									
Attendees	John Schuler, Joe Yanotka, Chris Baldwin, Bhavik Shah, Linda Shepherd, and Nada Jones, Sharon (to transfer books over to Board's new Treasurer)									
Note taker	Secretary: Nada Jones									
Election of Officers										
<i>Discussion &amp; Motions</i>	<p>Chris: We need nominations for President Nada: Chris            Chris: Are there any other nominations? (no response) 1<sup>st</sup> call, 2<sup>nd</sup>, 3<sup>rd</sup> and final call for nominations            Chris: Is there a motion to close nominations for President? Bhavik, Nada, Joe            Chris: All in favor to elect Chris Baldwin as President say, "Aye." Opposed? (no opposition)</p>									
	<p>Chris: We'll open nominations for Vice President            Nada: Linda            Chris: Are there other nominations? (no response) 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and final call for nominations            Chris: Is there a motion to close nominations for Vice President? Joe            Chris: All in favor to elect Linda Shepherd as Vice President say, "Aye." Opposed? (no opposition)</p>									
	<p>Chris: Nominations for Treasurer            Nada: Bhavik            Chris: Other nominations? (no response) Three calls given (no other nominations)            Chris: Is there a motion to close nominations for Treasurer? John, Linda            Chris: All in favor to elect Bhavik Shah as Treasurer say, "Aye." Opposed? (no opposition)</p>									
	<p>Chris: Nominations for Secretary? Linda: Nada            Chris: Are there other nominations? Three calls given (no other nominations)            Chris: Motion to close nominations: Bhavik, Joe            Chris: All in favor to elect Nada Jones as Secretary say, "Aye." Opposed? (no opposition)</p>									
	<p>Election Results:</p> <table border="0"> <tr> <td>President</td> <td>Chris Baldwin</td> </tr> <tr> <td>Vice President</td> <td>Linda Shepherd</td> </tr> <tr> <td>Treasurer</td> <td>Bhavik Shah</td> </tr> <tr> <td>Secretary</td> <td>Nada Jones</td> </tr> </table>		President	Chris Baldwin	Vice President	Linda Shepherd	Treasurer	Bhavik Shah	Secretary	Nada Jones
President	Chris Baldwin									
Vice President	Linda Shepherd									
Treasurer	Bhavik Shah									
Secretary	Nada Jones									
President's Report/Contracts										
<i>Discussion</i>	<p>Chris got ahold of Keith at Countryside. The landscape manager passed away, so it has been a tough year. He agrees to work with us to improve the landscaping this coming year. They had brought in subcontractors but plans to bring in people who specialize in certain areas.</p>									
	<p>We have a snowplow contract (winter 2015-2016) but not a landscaping one yet. The rates didn't change for us this year.            Chris: I want them to start plowing at 2 inches (not waiting till 4 inches); Countryside manages salt.            We don't pay for "priority" because the equipment would have to be on site. They have gotten to us quickly before without paying extra for it. Chris provided a hard copy of contract for Board to view.            Chris: I make a motion to accept the contract for snowplowing. Joe: 2<sup>nd</sup>            Question: Do they just show up or do we call? Chris: They will decide when to begin plowing (at 2 inches). There are also no subcontractors, the last time we had a bad subcontractor... complaints were made &amp; person was fired.            Chris: Other questions or concerns?            Bhavik: How much did we pay last year?            Sharon: \$8,910 with a \$1,937 reimbursement from the county for plowing (not salting); The budget was for \$12,000            Chris: Other questions? (no response) Ready to vote... All in favor, say, "Aye." (no opposition)            Chris: So moved.</p>									
<i>Motions</i>	<p>Ready to vote... All in favor, say, "Aye." (no opposition)            Chris: So moved</p>									
	<p>Pond Maintenance: Countryside will do pond maintenance that is not to exceed \$1,000 (one-time fee). We haven't received inspection report this year.            Question (Linda): When will it be done?            Chris: Keith said it'll be done by Christmas. He'll let us know it's done &amp; we'll get a bill then, so we can check work before paying.</p>									
<i>Motions</i>	<p>Chris: I motion to have Countryside do maintenance (not to exceed \$1,000). Do I have a 2<sup>nd</sup>: John</p>									
	<p>Chris: Let's bring to a vote: All those in favor say, "Aye." (no opposition).</p>									

## GAMC 2015

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Action Items	
	Person Responsible
Get estimates for installing the posts	Joe Yanotka
Insurance coverage for pond areas	Chris Baldwin
Trash— Names of companies that can give discounted neighborhood rate to reduce the number of companies running trucks through GA (offer as voluntary program).	
Review NCCo billing	
Sharon will work w/Bhavik to help with transition of treasurer duties (bank, PO box, debit card, etc.	Bhavik Shah
Follow up with Steve Blanchies RE: delinquent accounts... want to go ahead with Sheriff's sales if applicable. Chris already spoke to Steve about renewing contract.	Chris Baldwin

Motion to Adjourn: Joe

2<sup>nd</sup> Linda

Meeting was adjourned at 8:20 PM

Next meeting date will be decided by e-mail.