

GAMC 2016

Gray Acres Maintenance Corporation Minutes		
11.14.2016	7:00 PM- 8:30 PM	138 W. Flagstone Drive
Meeting called by	President, Chris Baldwin, at 7:00 PM	
Type of meeting	Annual Community Meeting	
Board Mem. Attendees	John Schuler, Chris Baldwin, Joe Yanotka, Bhavik Shah, Sai Edara, Linda Shepherd and Nada Jones	
Others present	Twenty homeowners were present (not including the Board members) and Senator Brian Townsend	
Note taker	Secretary, Nada Jones	
Approval of Minutes		
	Nada Jones	
<i>Discussion</i>	The Minutes for last year's Annual Meeting have been posted on the GAMC website. A hard copy was not available for tonight's meeting. Chris asked if people had a chance to review the minutes. There was no real response.	
<i>Motions</i>	Chris: Is there a motion to approve last year's Annual Meeting Minutes? Are there any questions regarding the minutes? There was a motion to approve and a 2 nd . Chris: Is everyone okay with approving the minutes? Chris: If there are no questions and you are in favor to approve the minutes, say, "Aye." (No one opposed).	
Action Items	Person Responsible	Deadline
Post minutes on website.	Nada Jones	ASAP
Treasurer's Report		
	Bhavik Shah	
<i>Discussion</i>	<ul style="list-style-type: none"> The total budgeted amount for the year was \$32,110.00. We've spent \$22,264.00. The money we brought in (income) was \$34,826.43. We have asked that snow plowing be done at 2 inches again this year as in other years. Also, we get NCCo reimbursement back and money collected from delinquent assessments. This year's budget will be handled under President's Report. 	
<i>Motions</i>		
Action Items	Person Responsible	Deadline
President's Report		
	Chris Baldwin	
<i>Discussion</i>	<ul style="list-style-type: none"> RE: Storm Management Pond #1—It was originally supposed to be a dry pond, but it never was; it was filled with water. So, eventually, it was replaced. It is estimated that it cost \$220,000. The county replaced it for us because we are still part of the Amnesty Program. But now we do have primrose growing, which means we'll have to maintain it to NCCo standards. We have also had trash issues. We put posts/cable barrier to make it harder for people to enter area with a vehicle. Members of the Board cleared the trash (ie, tires). It costs \$22 for us to take tires to the dump each time. If work had been contracted out, it would have cost \$2,000 or more. If you see anything going on at the pond (corner of Reybold & Salem Church), please let us (GAMC Board) know. RE: Assessments—Last year the rate of assessment collection was 87%. This year the rate is 89% (That means 22 homes still are not up to date on payments). In reference to delinquents: We have a process. We use the NCCo special service for billing. The 	

GAMC pays \$6.00-\$7.00/house. A bill is sent to each homeowner in March (due April 30). After April 30, interest starts being added. The assessment is \$130/year and 15%/year is added when the bill is not paid. Three more reminders go out by NCCo. In December, the case goes to Neighborhood Resources and becomes delinquent, adding \$40 plus another 25%. If this bill is not paid, a second letter advising about a lien. This means the family won't be able to refinance, build on, sell their home, etc.

Next, the case goes to JP Court. Summons are filed, and it goes to court. We are currently 5-0 in judgements.

After this, the case goes to the Sheriff. It keeps getting more expensive. Right now we know of a few who owe into the thousands. We pay as GAMC, but we eventually do collect (it just takes time). If there's a problem paying, call to set up a payment plan so fees can be avoided. We are willing to take payments rather than go into the long process.

- Chris explained that he will be stepping down as President. He'll remain on the Board to help with continuity, but not serve as President.
 - Chris asked if there were any questions regarding the President's Report.
 - Q. Will the maintenance fees stay the same?
 - A. Yes, we planning to keep it the same.
 - Q. What are you going to do RE: deed restrictions? If people don't follow them, we need to notify the Bar Assoc. or Realtors' Assoc. because everyone gets a copy of the deed restrictions at settlement. There is no excuse for not knowing what they are.
 - A. Chris explained the difference between a civic association and a maintenance cooperation. But there have been legal changes. Our charter hasn't allowed us to enforce deed restrictions. A homeowner explained that in her old neighborhood the maintenance corporation did enforce the deed restrictions. Chris explained that our charter does not allow us to use assessment funds to do anything other than what is specified in the charter. But if the laws have Changed, the incoming Board would have to look at this.
 - Q. Is there a way to amend our charter?
 - A. We'd have to get the approval of NCCo Council after following a process to have the neighborhood approval. Chris checked his files and read aloud excerpts from the declarations that explained we'd need 100% agreement from the homeowners.
 - Q. About how many houses are not included under the deed restrictions. Bhavik said It is about 30% of 247 houses (>50 houses).
 - Comment: A homeowner said she talked to the county herself and was told that only Board has the authority to enforce deed restrictions.
- Both Chris and John stated that any homeowner has a right to sue fellow homeowners for failure to follow deed restrictions.
- Q. What about vehicles that keep tearing up our roads?
 - A. Call the police; it's a "Demand Based Model" system. The more you call, the More they will take notice. Give plate numbers and times so the police can Patterns.
- Chris: Maintenance Declarations can be found by contacting the Recorder of Deeds to get a copy that goes with a homeowner's deed.
- Proposed Budget: A proposed budget was sent to each homeowner with the Notice of Meeting. Hard copies were also available for people to review.
 - Q. Landscaping—Are areas in Shades Court considered common areas?
 - A. Chris—No
 - Q. Why was landscaping amount raised.
 - A. Joe—We had a rainier season. Both parties opted to go back to an annual Contract because the rates did go up.
 - Q. Is the brush along Reybold Road maintained by the county or state?
 - A. Brian Townsend—DeIDot maintains it, so it would be state. "I've got it."
 - Q. I felt the plowing wasn't good (another agreed). Are there designated dumping areas? She explained how she keeps getting mailbox broken and snow gets piled in front of driveway.
 - A. Joe: No, but they shouldn't be dumping in driveways.
 - Chris: We have good relationship with Countryside. You can use dayglow

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	<p>Sticks to mark the mailbox and drive way areas, so the plow drivers can see them.</p> <p>Q. Two years ago, the sign at the entrance was going to be fixed. What is going on with this? A. Chris: We have to be concerned about the possible widening of Reybold when the new neighborhood is built. Brian: I'll have to find out more about whether that part will be widened.</p> <p>Comments: A number of people expressed concern regarding the speeding on the roads in Gray Acres... especially on Gray Blvd. Chris: Perhaps Brian can speak about this later in the meeting.</p>	
<i>Motions</i>		
	<p>Chris: Do I have a motion to approve the 2017 Proposed Budget? Homeowner: Motion Homeowner: Second Chris: Any other questions? Chris: All in favor, say, "Aye." Opposed? (no response) Chris: The budget has been approved.</p>	
Action Items	Person Responsible	Deadline

Board Nominations		
<i>Discussion</i>	<p>Chris: We are asking for nominations for the 2017 GAMC Board. Are there any nominations? John: I recommend that we nominate the current Board members and then allow people to accept or decline. So, I nominate: Chris, Linda, Nada (decline), Jagan, Sai, Joe, Bhavik, and self. Chris: Are there any other nominations? Mark McGinnis: I'd like to nominate myself. Chris: Any others? (No response). We can have a secret ballot if desired. There are 8 slots on the Board and 8 people nominated.</p>	
<i>Motions</i>	<p>Chris: I move to elect all those nominated to the 2017 GAMC Board. Homeowner: 2nd Chris: All in favor say, "Aye." (No one opposed)</p>	
Action Items	Person Responsible	Deadline
Elected Official: Senator Brian Townsend		

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<p><i>Discussion</i></p>	<ul style="list-style-type: none"> • RE: Deed Restrictions/Civic Associations vs. Maintenance Corp. etc—In 2014 legislation was passed. A Community Ombudsman position was filled to help with such problems. The number to call is 577-8600. It is a great primary resource. There are things he can do to help solve problems. Gray Acres is tricky since there are is a part of the neighborhood that doesn't have to follow the same restrictions as others. I'd suggest starting with the Ombudsman. • The last I heard, no light will be put at Reybold and Rt. 72. But maybe on Salem Church and Reybold Roads. • There will be a redesign of Old Baltimore Pike and also at 72 & 40 (starting next summer and will continue for about 2 years) to help it flow faster. Brian said he'd have to get more info regarding an update on lights on Reybold Road. He can check on widening updates too. • Dave Tackett (County Councilman), would have more day to day information. <ul style="list-style-type: none"> Q. The new development: Will it have one way in and one way out? <ul style="list-style-type: none"> A. Brian said he'd recommend that we meet more than once/year (perhaps twice) so people can come out and express concerns. Q. Re: speeding: Can we have speedbumps? <ul style="list-style-type: none"> A. They haven't been proven to work... people actually speed up to hit them hard. They can also damage the snowplows and are hard on emergency vehicles. Q. Can we put signs or even radar that posts the speed? <ul style="list-style-type: none"> A. Brian said he can check on the possibility for something like that on Gray Blvd. Most neighborhoods fail speed studies, but he doesn't mind pushing for that. With data driven police system, patterns help police take care of it. • Trash on Reybold Road: He will keep on putting it on the list (multiple times) until it gets done.
<p><i>Motions</i></p>	<p>Chris: Do I have a motion to adjourn? Homeowner: Motion Homeowner: 2nd Chris: All in favor say, "Aye." (no one opposed) Meeting was adjourned by 8:30 PM</p>