

# GAMC 2019 – November Community Meeting Minutes Report

Gray Acres Maintenance Corporation Minutes		
11.19.2019	7:10 PM- XXXX PM	Bear Public Library
Meeting called by	President, Joe Yanotka, at 7:00 PM	
Type of meeting	2019 Business and 2020 Future Business	
Board Mem. Attendees	Joe Yanotka (JY), Bavhic Sha (BS), Kelly Williams (KW), Tinishia Bass (TB), and Mark McGinnis (3M)	
Others present	Yes: Community Meeting	
Note taker	Secretary, Mark McGinnis	

Minutes, Presidents Report, and Treasure's Report	
	Meeting called to order at 7:10pm
<i>Discussion</i>	<p><b>MINUTES:</b></p> <ul style="list-style-type: none"> <li>• 3M – Read the May 2<sup>nd</sup> Minutes</li> <li>• JY – Motion to approve the minutes?</li> <li>• Community member Motioned to approve</li> <li>• All approved.</li> </ul> <p><b>PRESIDENT REPORT:</b></p> <ul style="list-style-type: none"> <li>• JY – We are currently working on finding ways to have the wet pond aerated.</li> <li>• Evergreen Waste Management is trying to get us to sign up at least 32 new community members and they will drop their services down to under \$ 70/3months.</li> <li>• We will be discussing our budget for 2020 next.</li> </ul> <p><b>TREASURER'S REPORT:</b></p> <ul style="list-style-type: none"> <li>• <b>\$ 44,460 budget for 2020;</b> This is an increase due to additional expenses for Mosquito Ranger, Increased costs for NCC Assessment Billing Services.</li> <li>• Due to these increases GAMC will be deficient for the maintenance and savings for the capital budget for the Amnesty Program for the wet pond. The new 2020 Assessment will need to be \$ 180/lot.</li> <li>• Community Member: Will we be investing the Capital Fund to increase our APR and value of the account?</li> <li>• BS: Yes we will be looking into several options to ensure the Capital Funds will be as safe as possible; yet liquid upon need.</li> <li>• KW – The reason why we are doing this is to make the Capital Funds work for us.</li> <li>• BS – Income and expenses:</li> <li>• Income: \$ 30,000 approximate</li> <li>• Expenses: \$ 27,000 approximate</li> <li>• However, we are waiting on the wet ponds that will increase our expenses some outstanding invoices.</li> <li>• \$ 92,600 in our totals.</li> <li>• \$ 35,000 is in our Capital Funds</li> <li>• \$ 57,600 in checking.</li> <li>• NCC Assessment was increased by approx 70% from 2019 to 2020.</li> <li>• Community Member: What is the goal of the Capital Funds?</li> <li>• JY – The goal is to maintain approx \$ 200,000 in the total funds account to ensure if the Amnesty Program</li> </ul>

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Landscape and Communications Committee Reports with Councilmen Information			
<i>Discussion</i>	<p><b>LANDSCAPE COMMITTEE:</b></p> <ul style="list-style-type: none"> <li>The wet pond cost GAMC \$ 4,400 to pass the 2019 inspection due to the growth and rain fall that caused growth explosions in the ponds.</li> <li>Integrated Wiring Solutions has given GAMC an estimate for \$ 4,979 to install the wiring and place the aerators.</li> <li>It was discussed with several other community MC's the pro's and con's for the</li> </ul> <p><b>COMMUNICATIONS COMMITTEE GAMC:</b></p> <ul style="list-style-type: none"> <li>The existing website is still the most cost effective web site available.</li> <li>No major changes will be done at this time.</li> </ul> <p><b>OUTREACH COMMUNICATIONS COMMITTEE GAORC:</b></p> <ul style="list-style-type: none"> <li><b>TB</b> – We started the committee to become more of a close nit community.</li> <li><b>KW</b> – We were able to raise approx \$ 65 for the initial garage sale where we had approx 12 community members participating. The goal is to start a small dedicated group to ensure our community can enjoy</li> <li><b>GAORC</b> if any community kids need service hours for any reason we can sign off on their needed hours. This would be done by helping the community with lawn care, raking, cleaning small areas of the ponds, shoveling snow, our goal is to engage the community fully.</li> </ul> <p><b>Councilmen</b></p> <ul style="list-style-type: none"> <li><b>Dave Tacket:</b> We have sent out a sign up sheet so the community members can be more informed with the goings on. This can be found in a 'Residence Tool Box' for helping to create check lists to engage the community with reputable contractors.</li> <li>There is a Senior Tax exemption for schools (\$400)</li> <li><b>John Viola State Representative:</b> New program started 2019 for community cleanups. This will be found on the <a href="http://www.keepdelawarebeautiful.com">www.keepdelawarebeautiful.com</a> web site.</li> <li>Community Transportation Fund: DE Rates all roads in the community 0-Dust 100- Recently paved are the rating system. This is how each road is rated and the lower rated roads are the ones that get repaired. DeIDOT holds the funds for each district to ensure the roadwork gets funded.</li> <li><b>East Flagstone from Slate Drive to the Cul-De-Sack</b> will cost over \$ 130,000 to repave. It area is scheduled to be done in the next cycle in March 2020.</li> <li>Community Member: How much does it cost per mile to repair said roads?</li> <li><b>JV</b> – Unfortunately there is no great way to get an accurate cost to pave each mile of roadway. However, what can be said is the costs are always going up.</li> <li>Community Member: Is it assumed that the sewers will be repaired if damaged?</li> <li><b>JV</b> – If there is a problem where the storm drain is damaged the community will need to reach out to DeIDOT in order to have it repaired by one of their contractors.</li> <li><b>Senator Brian Townsend:</b></li> <li>In the next 2-3years there will be a total replacement for I-95 to the North Side of the City. 2021 the work is scheduled to start. During this work one side will be shut down and the shutdown sided will come into the other side and remove/narrow the lanes. This will unfortunately create a major slow down on the I-95 for the duration of the work</li> <li>Salem Church Road will have a new speed sign as Salem Church Road has had several crashes at the curve.</li> <li>Potentially 10years there will be a roundabout at the trailer park on Salem Church.</li> <li>DeIDOT did discuss a future change at 72 and Reybold road. But this has only been at the discussion phase and no current idea on when that maybe.</li> <li>OBP and Salem Church Road: DeIDOT has said there will be no double lanes at on the way to the High School due to the marshes. It appears DeIDOT will be lengthening the storage que towards Christian HS. This is to alleviate the volume and decrease accidents.</li> <li>Community Member: What will be done for Reybold Road if damaged by the construction of the new development?</li> <li><b>BT</b> – Currently if the road is damaged near the new construction that will be done by the builder; however, at this time there is no current evaluation if damage is done for other parts away from the entry to the new construction.</li> <li><b>BT</b> – Unfortunately in the past Gray Acres and the communities along Reybold refused to create a bike/pedestrian lane. Due to this there is no future plans to install said extension lanes. The only areas that will be expanded will be at the entry of the new developments.</li> <li>Community Member: What is being built to the south of Reybold?</li> <li><b>BT</b> – That is approved developments for a new townhome community.</li> <li>Community Member: What is the ultimate goal for 72? Will it be a four lane?</li> <li>Currently there are no plans for the entire part of 72; but there will be some new expansions but nothing to the point of expanding 72 entirely.</li> </ul>		
	<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>

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Continued Councilmen and Old Business and New Business		
<i>Discussion</i>	<p><b>Councilmen</b></p> <ul style="list-style-type: none"> <li>• <b>Senator Brian Townsend: (Continued)</b></li> <li>• Community Member: There seems to be a lack of cleanliness at the trailer park will this be cleaned?</li> <li>• BT - This is a tricky situation as the land is leased but the tenant owns the homes. I will talk with the ownership of the trailer park to see what can be done to get it cleaned.</li> <li>• BT - HOA: GA is a well-functioning community and the issues seem to be in regards to wet ponds. There are current talks to standardize and pass laws to change how HOA's can engage and streamline collecting funds. This is currently in talks to engage in HOA's and Maintenance Corps to try to figure out how to alleviate pressure. This will most likely be a 2021 effort.</li> </ul> <p><b>OLD BUSINESS:</b></p> <ul style="list-style-type: none"> <li>• <b>None</b></li> </ul> <p><b>NEW BUISNESS:</b></p> <ul style="list-style-type: none"> <li>• 2020 Assessment per lot will be \$ 180/year per lot.</li> <li>• 2020 Assessment is open for discussion.</li> <li>• Community Member: \$ 180 seems to be a large increase all at one time. It isn't surprising but it seems to be a lot all at once.</li> <li>• JY - The reasoning for the increase is to ensure the Capital Funds does not become depleted. At the current Assessment rate GAMC would no longer be able to add into the capital funds. Due to this the thought process was thought out as an increase of less than \$5/month per lot increase.</li> <li>• JY - Motion to approve the increase in \$ 180 per lot beginning in 2020.</li> <li>• Community Member: Motion</li> <li>• KW - Second</li> <li>• Assessments have been approved</li> <li>• GAMC Position Votes:</li> <li>• JY (President)- 21 Votes</li> <li>• CB (Vice President) 21 Votes</li> <li>• BS (Treasurer) 21 Votes</li> <li>• 3M (Secretary) 21 Votes</li> <li>• KW (Board Member) 21 Votes</li> <li>• TB (Board Member) 21 Votes</li> <li>• Kathy Homa (Board Member) - New Volunteer</li> <li>• Al Williams (Board Member) - New Volunteer</li> <li>• JY - Motion to Approve?</li> <li>• Community Member: Motion and Second</li> <li>• All Vote Approved</li> </ul> <p><b>ADJURNMENT:</b></p> <ul style="list-style-type: none"> <li>• <b>8:32pm</b></li> </ul>	
Action Items	Person Responsible	Deadline
Next Meeting Formal: 1/9/20 at 550 Sepia at 7pm		