

**Gray Acres Maintenance Corporation
Board Meeting Minutes
October 22, 2014**

Present: Linda Shepherd, Sharon McDaniel, Joe Yanotka, John Schuler, Chris Baldwin, Nada Jones

Call to Order: The meeting was called to order by Chris at 7:01 PM.

Approval of Minutes: Linda made a motion to accept the minutes from September; Joe: I second that.

Treasurer's Report: Sharon submitted a report in writing to the Board. The following is a copy of that report.

Balance forward	9/10/14	
	Checking	42,046.95
	Capital	<u>10,005.12</u>
		52,052.07
Income		
Assessments (NR)	50.00	
		52,102.07
Debits		
Countryside	1,158.67	
ABBA Monuments	225.00	
Delmarva Power	41.73 (2 mos.)	
Franchise Tax	25.00	
Bank fee	<u>4.00 (2 mos.)</u>	
	1,454.40	
		50,647.67
	Less capital	<u>10,005.36</u>
	Checking	40,642.31

President's Report:

- Chris looked at the “crater” that is in the pond. There is a lot of clay soil. The couch that someone trashed was moved from Reybold Road to the pond area.
- Chris got a report that Keith from Countryside took a look at Pond #2. He doesn't understand some of the county's points of concern. Chris will meet with Keith so a proposal can be drawn up.

Committee Reports:

Budget: Calvin was not present, but Chris was able to present the information from the Budget Committee.

- The 2014 Budget report as of 10-22-14

<u>Allowance</u>		<u>Actual</u>
Insurance	1,000	969.00
Landscape	10,000	7,488.33
Storm water		
Management	4,000	1,200.00
General		
Maintenance	100	12.54
Administrative	6,300	6,157.38
Snow & Ice	10,510	13,059.20
Utilities	<u>200</u>	<u>139.90</u>
	32,110	29,026.35
	Del Dot Reimbursement	<u>5,863.36</u>
		23,162.99

- In reference to the proposed budget for 2015, the goal is to keep the annual assessments at \$130/household. We don't see a need to raise it now. There are some adjustments though. See the 2015 budget for changes. The total allowance will still be at \$32,110.
- There was a question about where to list the plaques & memorial tree: It was decided that it best fits under landscape.
- John: Do we have a contract with the landscapers.

Chris: We'll have to approach Keith in January. It is possible that the fees for Countryside might raise our costs.

John: We don't have much room in budget.

Chris: We do have a buffer and the capital savings if necessary.

Communications:

Annual Meeting: November 3, 7:00 PM, at the Bear Library

We will include an insert regarding Neighborhood Resources as our method for collecting delinquent assessments.

The Notice of Meeting needs to be in the mail at least 10 days prior to the Annual Meeting.

Landscape:

John: In reference to the bulbs in the lamps on the entrance sign... The last two were put in a few weeks ago and again today (10-22-14). We'll have to invest in more long lasting bulbs in the future.

Snow plow: Countryside is buying all new equipment. We've had contract for 5 years now. 5% increase is too much.

We can decide to make decisions on ice salting or let them make decisions about that.

Countryside is only responsible for damage to mailboxes if the plow actually hits them (not for damage caused by snow & ice itself).

We can receive priority mobilization: extra charge would be \$50/truck per hour.

We haven't needed this in the past... They take care of us pretty quick anyway since we are so close to their business location.

Old Business:

- Memorial plaques— They will be done by the 30th.
They can be installed and left to settle, and the ceremony would be done in the spring.

New Business:

- New policy regarding Nationwide Insurance
- Propose 2015 budget
A motion was made to accept the budget
Linda: I make a motion

Chris: 2nd?

Joe: Yes, I second it.

Chris: Do we have it acceptable for the community to vote during the Annual Meeting? All those in favor of approving the budget. All replied in the affirmative.

Sharon: Do we give an accounting of delinquencies.

Chris: No, that is a privacy issue.

- Snow Plow Contract: For 2014-15, which levels of control do we need? We need to go through that first.

Chris: I will put forth a motion to accept the contract. Do I have a 2nd?

Joe: Second

Sub-motions:

- Clearing—We can opt for clearing at 1, 2, 3 inches. They will clear at four inches for sure. Last year we chose for removal to begin at 2 inches.

Nada: It was good enough last year.

John: Yeah, other developments were not as good as ours.

Chris: I make a motion to accept the removal time at 2 inches.

John: I second that.

Chris: Any objections? (No response)

Chris: I'd say 4 inches after the initial 2 is plowed.

- Salting—Apply salt only where we want or let Countryside make the decision...

Chris: Is there any objection to letting Countryside make the decision about when to apply salt? (No objections)

- Priority Plowing—It costs \$50/truck/hour. These trucks begin when the snow is at 2 inches.

Chris: Is there any objections to using this equipment? (No)

Main motion:

Chris: Any other questions regarding the contract?

Chris: This closes the discussion. All in favor, say "Aye." (No oppositions)

- Chris will let Keith at Countryside know we have a contract.

- Annual Meeting:

- There will not be any elected officials invited (since the meeting date will be a day before Election Day).

- The notice should go out that includes the proxy, notice of meeting, and proposed budget. Those wishing to help with stuffing the envelopes will meet at 7PM at Sharon's house.
- At the meeting the new Board will be elected and the vote on the budget will be handled.

Chris: If that's it, is there a motion to adjourn this meeting?

Linda: I give a motion

Chris: Second?

Joe: Yes, Second