

Revised

Gray Acres Maintenance Corporation
Board Meeting Minutes
January 30, 2014

Present: John Schuler, Sharon McDaniel, Calvin Alt, Chris Baldwin, Bhavik Shah, Nada Jones

Meeting Called to Order: Chris called the meeting to order at 7 PM

Treasurer's Report: Sharon presented the following information to the Board.

Gray Acres Treasurer's Report		1-30-14
Balance forward	11-13-13	
	Checking	34,263.23
	Capital	10,002.62
Income		
Assessments (NCCo)	947.64	
Assessments (Neighborhood Resources-NR)	<u>108.29</u>	
	1,055.93	
		35,319.16
Debit		
NR	4,164.50	
Countryside	3,329.98	
Nationwide Insurance	969.00	
Annual Mailing	220.98	
Delmarva Power (2 mos)	31.04	
Bank Fee (2 mos)	<u>4.00</u>	
	8,719.50	
Checking Balance:		26,599.66
Capital Balance:		10,003.12

- Chris will print spreadsheets & give to Sharon RE: Snow removal invoices. << Dec. 8 (first snow), Jan 8, Jan 24/25 (includes snow on 21st and salting on the 22nd)

President's Report:

- Chris took care of storm water management log with the county this week & registered us for the 2014 program. He still needs to sign us up for billing services with the county (RE: yearly Maintenance Corp. assessments). He also needs to work on franchise tax.
- Last snow event-- A Shades Court resident contacted Chris because their car was blocked by snow in the cul-de-sac. When Chris checked on the situation after work, the resident's car was no longer blocked by snow. We need to remind people that we pay Countryside to plow curb to curb, and residents should not park in the street during snow events if possible.
- Janice Catherman (The NCCo contact for ponds) said it's "for real" that the county will start the front pond reconstruction after the winter thaw. A contractor has already been selected. Once the work begins, no landscaping will be allowed around the pond for 6-9 months.

Committees:

- Budget-- No news at this time.
Chris to Calvin-- Would it be possible to give an updated report at all future meetings, so we can see where the GAMC is in terms of staying within the budget?
Calvin agreed to do this.
- Communications-- Nada and Chris will meet in February to address any changes that can be made to the website.
- Landscaping-- John noticed that some light bulbs are burned out near the entrance to the neighborhood. He will work with Joe Yanoka on this and give receipts to Sharon. Chris also suggested that they remove any dead vines from decorative fencing near Gray Acres signage.
Chris to John-- Ask Keith to submit landscaping contract.

Old Business: There is nothing pressing to go over at this time.

Neighborhood Resources (NR): The Board reviewed the new contract that was forwarded to members via e-mail prior to the meeting. In this contract, the major difference is a clause that says we are responsible for notifying the

county to say that a homeowners accounts are in collections. Those in collections should go to NR not the county. Chris is trying to find out from Jeff (finance guy at the county) what the process is. Chris also requested a new delinquency list for 2013. Hopefully, when a person is tagged for collections, the county won't accept the money as payment but force the homeowner to send it to NR. As of January 1, a person is tagged a delinquent (since they have received 3 notices since the beginning of the billing cycle (March).

Vote on the Contract--

Chris-- I make a motion that we accept the contract

John-- Second

Chris-- Is there any discussion?

Calvin-- I have a question about the assessment billing-- Is there a spread sheet?

Chris-- We do that already. The county sends a list, and Sharon & Chris go over it. They delete any amounts that are \$5.00 and below.

Sharon to Chris-- Do you like the way Steve is doing things?

Chris-- Yes, and he likes how aggressive we are being. Steve told Chris that a lot of neighborhoods have residents contact their board members. Then there is confusion and hassles with so many people trying to do the job. With us, the delinquent homeowners only talk with NR (more objective).

Chris-- All in favor of the contract

Aye (none opposed)

Chris-- So moved

Next meeting: March 12 at 7 PM at 138 W. Flagstone Drive