

Gray Acres Maintenance Corporation  
Annual Meeting Minutes  
November 3, 2014

**GAMC Board Members Present:** John Schuler, Bhavik Shah, Sharon McDaniel, Chris Baldwin, Linda Shepherd, Calvin Alt, Joe Yanotka, and Nada Jones

Besides the Board, twelve others from the community signed in upon entering the meeting room at Bear Library.

The Board also received 4 Proxy Statements from the community.

Three Notice of Meeting letters were returned as *not deliverable*.

**Call to Order:** Chris called the meeting to order at 7:05 PM.

**Approval of Minutes from last year's Annual Meeting (Nov. 13, 2013):**

A hard copy of the minutes was available for anyone to check. A question was raised about where to read minutes prior to meeting.

Chris: On the website

Nada: The website is [www.grayacresmc.com](http://www.grayacresmc.com).

**Treasurer's Report:** Chris read the report submitted by Sharon.

Street lamps are the responsibility of Delmarva Power; the GAMC takes care of the lights at the entrance only.

It costs \$120,000 to replace ponds. Pond #1 is being replaced now. The second pond could need replacing in the future. The life span of a pond is about 20 years.

Chris: Any questions about the Treasurer's Report?

From the assembly: There was a family of otters in Pond #1.

A reply: They're back up stream.

From the assembly: What is the percent of delinquents in Gray Acres?

Chris: Do we have that figure now?

Restatement: Is our assessment effected by the delinquent people?

Chris: At some point we will get our money. For now we are not raising the assessments.

## **President's Report:**

- *Whitewood Village*—The construction will begin soon on this townhouse community of 209 homes. It will also have 3 retention ponds. There will be some widening done to Reybold Road, but that is not going to happen immediately (same with bike path). The homestead (barn and farmhouses) will stay for now, but they'll go eventually.
- Storm water ponds—They were supposed to begin in June, but it finally started in October. It is being redone. It was actually never done correctly to begin with. The new pond will have a 4 ft. lake style pond so no aquatic plants can grow there.

Comment from the assembly: Is there an insurance factor to worry about?

Chris: I'm not sure. We have to look into that.

- Snow plowing—Countryside has done well for us as a contractor. It was a new driver last year that caused some problems; that is, he was inexperienced. We asked that the same driver not return. Keith, our contact at Countryside, assured us that the driver is not returning this year.

The GAMC signed a new contract with Countryside with properly trained drivers.

If anyone sees unsafe or reckless driving, notify Chris. But be aware that Countryside is not responsible for mailboxes that break because of snow or slush. Try to remove cars from the street if possible, too, to avoid accidents. Countryside only takes responsibility for plows striking the mailboxes or other property.

Last winter there were 14 mailboxes that needed to be replaced. Chris helped reattach most and replaced one.

But most of the boxes that broke were due to snow & ice pushing against them. Also, some mailboxes were not secured properly.

This year: no guarantee that any will get fixed, and the Farmers' Almanac is calling for a bad winter.

- Delinquent Assessments Process—Chris briefly went over the process that Neighborhood Resources (NR) will follow in order to collect overdue assessments.
  - A demand letter is sent to the homeowner (costing an additional \$40 charge above the \$130 assessment that's due). Homeowners

should not ignore the letter from NR. NR is often able to work out a payment plan to avoid the extra fees.

- Second letter is sent. The homeowner is then charged the cost of the deed notice. It'll show up if the homeowner tries to refinance or sell the home. Now the cost goes up to:  $130+40+334= \$504$ .
- Next comes JP Court filing to collect on a lien. The homeowner will have the opportunity to state his/her case in court. Attorney fees get tacked on to what is already owed. Then the bill of the total owed is sent to the homeowner from the court.
- Sheriff's Sale—The debt is paid from items of value at the home (car, furniture, etc.)

The GAMC has already gone through some JP Court and have been awarded judgments. Ten to twelve now have gone this route (default judgments).

From the assembly: Do we get the \$130 back?

Chris: We get back all we are entitled to receive. In the past we got the principal but not necessarily what we had hoped on for fees (due to confusion about whether people were to pay late assessments to county or to NR). We are working to get the word out, so people will understand how the system now works.

We have noticed that homeowners who were taken through the process are now paying on time.

From the assembly: Is the procedure known to those who are delinquent that the process is working?

Chris: Along with the Notice of Meeting, information was sent to all homeowners.

What % are repeat offenders?

Chris: Less than 20 households are repeat offenders (out of 247 homes).

### **New Business:**

- Approval of the 2015 Budget. A copy of the proposed budget was not sent with Notice of Meeting correspondence (oversight).

Chris compared the old budget to what was being proposed for 2015. There were some minor changes (more money, for example, for snow removal but less for storm water maintenance).

Chris over proposed budget line by line and it was made available for anyone to view on the spot. (No one asked to see the hard copy.)

There was a motion from the assembly to approve the budget.

Chris: Are there any other motions?

Yes from the assembly.

Chris: All in favor say, "Aye." Appeared to be unanimous. Any one opposed? (no answer).

- Election of Board Members

One member has decided to step down from the Board (Calvin Alt).

Anyone can help on the Board by working on a committee.

Chris went over the committees (Communications, Budget, and Landscaping & Snowplowing). No one seemed to be interested in taking a spot as a Board member.

Chris: Do I have any nominations? (No response)

Do I hear a motion to nominate the 7 existing members?

Assembly: Second

If you agree to nominate the existing members for another year: All say, "Aye." It appeared to be unanimous.

Any other nominations? (No)

Any other nominations? (No again)

There is a motion to close the nominations (Yes).

Assembly: Yes, 2<sup>nd</sup>

All who want to close the nominations say, "Aye." (Aye)

Chris: Motion to elect?

Assembly: So moved

Assembly: 2<sup>nd</sup>

Chris: All in favor say, "Aye." (Aye)

Anyone opposed? (No answer)

Chris asked that the newly elected Board members stay after the meeting for a short time to elect officers.

Motion was made to adjourn. All were in favor: The meeting was adjourned at 8:04.

The 2015 Board members are: Chris Baldwin (President), Linda Shepherd (Vice President), Sharon McDaniel (Treasurer), Nada Jones (Secretary), John Schuler, Bhavik Shah, and Joe Yanotka.

