

GAMC 2016

Gray Acres Maintenance Corporation Board Minutes		
2.18.2016	7:10 PM- 8:20 PM	138 W. Flagstone Drive
Meeting called by	President, Chris Baldwin, at 7:10 PM	
Type of meeting	Monthly Board Meeting	
Attendees	John Schuler, Chris Baldwin, Linda Shepherd, Bhavik Shah, Jagan Devesetty, and Nada Jones	
Note taker	Secretary, Nada Jones	
Approval of Minutes		
	Nada Jones	
<i>Discussion</i>	Minutes from November & December meetings were sent to members of the Board via e-mail, and hard copies were available at this meeting.	
<i>Motions</i>	Chris: Do I have a motion to approve the minutes for November & December? John: Motion Jagan: 2 nd Chris: All those in favor... The motion was carried unanimously.	
Action Items	Person Responsible	Deadline
Post minutes on website	Nada Jones	ASAP
Treasurer's Report		
	Bhavik Shah	
<i>Discussion</i>	Bhavik brought hard copies of the savings and checking account statements from the bank. The accounts show the following balances: Savings: \$10,009.38 Checking: \$44,058.53	
<i>Motions</i>		
Action Items	Person Responsible	Deadline
A breakdown of the income, expenses along with balances will be sent to Nada so the information can be included in the minutes.	Bhavik Shah	March meeting
President's Report		
	Chris Baldwin	
<i>Discussion</i>	Chris recently sent delinquency list to Neighborhood Resources (NR). He is going to ask for an update regularly from Steve Blanchies of NR and pass the information on to Bhavik (to have a record of the history). There's a court date set for tomorrow (2/19/16). Chris will be there. Steve has been receiving calls after homeowners receive sheriff's sale notices. Chris talked with Steve about not accepting personal checks, so that situation is clear between the GAMC and NR.	
Billing Service Renewal: Chris took care of making sure the county will continue to mail out assessment bills.		
Storm management forms: Chris took care of this too.		
Keith from Countryside will attend a GAMC Board Meeting to address concerns of landscaping. He then will bring a proposal for the 2016 year. He'll send the contract ahead of time.		

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<p>Chris: Are there any questions? Jagan: What about trash vendors? Are we going to research better rates for Gray Acres so we don't have so many companies collecting in the neighborhood? Chris: Frankly, I haven't figured out a way to approach it. Homeowners are sensitive about others trying to convince them what company to use. It's such a personal decision. We do know that Waste Industries does not offer neighborhood discounts for new subscribers. Those with a discount were grandfathered in from when it was Independent Trash Removal.</p>		
<p>Chris: Other questions? Linda: Did we get complaints about snow plowing? John/Chris: Yes... People called even though there was a State of Emergency. At night, the workers had reached the limit of the amount of hours they can operate the machinery. It wasn't plowed well on Reybold Road and Salem Church either... So Gray Acres wasn't so bad.</p>		
<i>Motions</i>		
Action Items	Person Responsible	Deadline

Committee Report		
Landscaping	John Schuler, Chris Baldwin	
<i>Discussion</i>	Keith from Countryside will be coming to address our contract for landscaping and to talk about any issues regarding work done last year.	
<p>Linda: What's happening with the signs to be put near the pond? John/Chris: The weather has made it impossible to do yet. In the spring, we'll readdress the topic.</p>		
<i>Motions</i>		
Action Items	Person Responsible	Deadline
Work on plan to install posts & No Trespassing signs	John S. & Joe Y.	spring
Landscaping contract	GAMC Board	March meeting

Committee Report		
Budget	Bhavik Shah, Chris Baldwin	
<i>Discussion</i>	Bhavik: It's too soon to talk about how I'll organize things. I'm thinking of working on a quarterly report.	
<i>Motions</i>		
Action Items	Person Responsible	Deadline

Committee Report		
Communication	Nada Jones & Linda Shepherd	
<i>Discussion</i>	Chris: We need to create an updated contact list since we have a new Board.	
Facebook: Jaganj volunteered to help on communications to develop a Facebook page.		
<i>Motions</i>		

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Action Items	Person Responsible	Deadline
Collect updated contact information & distribute to Board members (include home addresses, e-mail addresses, and phone numbers)	Nada Jones	ASAP
Facebook page: Begin setting up social media	Jagan Devisetty	Ongoing
Old Business		
<i>Discussion</i>	Insurance: Chris still needs to check on whether our liability insurance will cover accidents in or around the ponds. Chris believes that, from what he has researched, that we'd be covered. He'll have to investigate further.	
Posts: For no trespassing signs at ponds... Deferred until spring		
<i>Motions</i>		
Action Items		
Insurance at ponds	Chris Baldwin	ASAP
New Business		
<i>Discussion</i>	Bhavik: RE landscaping... Perhaps we could suggest homeowners have Countryside do their yards. Chris: Countryside doesn't do residential.	
Franchise Tax... Coming up... Chris pays this himself and then turns in the receipt for reimbursement.		
<i>Motions</i>		
Action Items		
Next Meeting		
<i>Discussion</i>	The next meeting is scheduled for March 31 at 7:00 PM.	
<i>Motions</i>	Chris: Do I have a motion to adjourn? Linda: Motion Chris: Any opposed? (no one opposed)... Meeting was adjourned at 8:20 PM	