

GAMC 2019 – October Minutes Report

Gray Acres Maintenance Corporation Minutes		
10.14.2019	7:00 PM- XXXX PM	249 W. Flagstone Drive
Meeting called by	President, Joe Yanotka, at 7:00 PM	
Type of meeting	2019 Business	
Board Mem. Attendees	Joe Yanotka (JY), Bavhic Sha (BS), Christopher Baldwin (CB), Kelly Williams (KW), Tinishia Bass (TB), and Mark McGinnis (3M)	
Others present	No	
Note taker	Secretary, Mark McGinnis	

Minutes, Presidents Report, and Treasure's Report	
	Meeting called to order at 7:00pm
<i>Discussion</i>	<p>MINUTES:</p> <ul style="list-style-type: none"> (JY) Does everyone approve the minutes? All approved July's Minutes. <p>PRESIDENT REPORT: (JY)</p> <ul style="list-style-type: none"> We are still waiting for quotes with the pond cleanup to be in ordinance with NCC. Evergreen Waste Services has come to GAMC to lower our trash costs to \$ 25/month as long as GA reaches a 50% subscribership. There are (2) vacancies on the board. <p>TREASURER'S REPORT: (BS)</p> <ul style="list-style-type: none"> Currently from 10/1/18 – 9/30/19; our checking account is at \$ 57,632.08 and our capital account has \$ 34,042.82. We had total expenses of \$ 27,104.12. Currently with our fees being at what they are GAMC does not have enough to save for the ponds at the end of each year. Due to costs continually going up for maintenance, mosquito treatments, and snow removals GAMC will need to grow the dues to ensure GAMC is saving appropriately for when the wet pond needs to be redone. Motion to approve of the budget? (JY) Board approved of the tentative budget. GAMC would like to save \$ 40,000 in a money market account to ensure there is always a growth of GAMC funds to ensure there will not be a deficit in future years. I would like to open this up to the board to ensure our principle investment will always grow without being lost. Currently there has been no increase in dues for the last 13 years. With materials, labor, and NCC raising dues and costs increasing GAMC must ensure there is still a savings for the ponds in case the Amnesty Program for NCC Ponds is disbanded. If the increase of approx. \$ 4.25/month per parcel is not increased, GAMC will no longer be saving for SWM Ponds reinstallation. With current prices to redo STWM Ponds, the starting rate is \$ 250,000. Knowing the Amnesty Program was a gift GAMC has always wished to ensure the plan to have enough capital to replace the pond if needed without a special assessment. Currently the NCC Assessment Billing Services are telling GAMC our costs will be \$ 3,000/year instead of the \$ 500 it has been for several years. (JY) Motion to approve of the increase of \$ 4.25/month per parcel to the dues. (CB) Motion to approve (3M) Second Board approves unanimously (BS) Will be gathering the information for a money market account for the capital funds.

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CB) Landscape and Communications Committee Reports			
<i>Discussion</i>	<p>LANDSCAPE COMMITTEE: (3M)</p> <ul style="list-style-type: none"> We have received information to have an electrician set up a telephone pole with a 120 or 220V line with setting in the bubblers for the pond. GAMC would need to provide the bubbler(s) and DELMARVA would need to set up a transformer and secondary line to attach to said pole. Currently we are looking at numbers from \$ 6,000 - \$ 7,500 for said installation without the cost of the bubblers. <p>COMMUNICATIONS COMMITTEE:</p> <ul style="list-style-type: none"> New business will be ready by the 30th. 		
Action Items	Person Responsible	Deadline	

Old Business and New Business			
<i>Discussion</i>	<p>OLD BUSINESS:</p> <ul style="list-style-type: none"> Currently the community under construction is being stalled as the developer and the landowner are in court. <p>NEW BUSINESS:</p> <ul style="list-style-type: none"> No new bui <p>ADJURNMENT:</p> <ul style="list-style-type: none"> 8:45pm 		
Action Items	Person Responsible	Deadline	
<p>Next Meeting Formal: October 30th, 2019 at 7pm 515 Sepia Ct.</p>			