

## Minutes of the July 14, 2012 GAPOA Board Meeting

1. Present at the meeting were: Mike Lawhorne, John Coleman, Lisa Goodwin, Debbie Sheetz, Russell Wright, Carol Weiss, and Fred Allen. The meeting was held at the beach pavilion after the annual meeting and potluck.

2. The board nominated Heather Vail to the board for one year and she accepted. The board nominated Brian Snyder to the board and he declined. Carol Weiss was nominated to the board for one year and she accepted. The board nominated committee chairs. They are as follows:

Chairman	Mike Lawhorne
Vice-Chairman/ Membership & Nominating Committee	John Coleman
Treasurer	Lisa Goodwin
Secretary	Debbie Sheetz
Assistant Secretary/Treasurer	Heather Vail
Environmental	Russell Wright
Legal & Insurance Committee	Carol Weiss
Roads	Billy Fitzgerald
Safety and Services	Fred Allen

The former chairperson's GAPOA keys were transferred to the new chairperson.

3. The board discussed the proposed budget and the reserve account. Reserve account funds of \$10,000 will be put into the operating account to cover bills. Weaver Works was paid \$5,000 which leaves \$15,000 in the roads account. That left approximately \$62,000 in the reserve account which is considered good.

Several areas of future spending were discussed. Before spending on the mailbox area, John Coleman will ensure that Dan Bare has signed off on the easement. John believed a motion to pave the mailbox area was in the May minutes.

An allocation of \$900 was agreed upon by all for the dam and lake to cover a dam inspection that may be required. It was noted that the dam gate valve needs to be released. This usually happens every spring. Cleaning the dam gates also needs to be addressed.

An allocation of \$1,500 was unanimously made for beach and recreation area expenses. The possibility of moving the horseshoe pits to the other side of the bath house and down a bit in order to make the beach area more family friendly was discussed and will receive further discussion at the August board meeting. The possibility of hiring unarmed security at \$21 per hour during summer weekends was discussed in order to ensure the beach area is only being used by community members or accompanied guests of community members, to address safety issues, and enforce beach area rules. Before giving

this possibility further consideration, the issue will be addressed by the male board members who will patrol the beach area on a weekly basis and enforce the use of parking passes. The effectiveness of their efforts will be a topic at the August board meeting and it will then be determined if more needs to be done. The lawn contract was briefly discussed and it was noted that the board needs copies of all contracts.

The roads contract is continuing on a month to month basis at the same price for the time being. Road maintenance and improvement on Top Ridge Road will be needed and bids were received estimating costs of either \$11,000 or more than \$70,000.

The need for repairs to the bath house was discussed and \$4,000 was unanimously agreed upon to cover related expenses. The distribution box needs to be fixed and a new roof is needed as well as new commodes. Mike Lawhorne will research pricing and potential GAPOA resources for this work. Carol Weiss and Fred Allen agreed to help beautify the bath house area.

4. The following schedule was agreed upon for board meetings for the coming year:

August 4 at the lake  
November 10 at the Administration building  
March 2 at the Administration building  
May 4 at the lake  
July 20 at the lake

All meetings will occur at 10 am.

5. Assessments for the next year were discussed and it was noted that costs for items like gravel keep increasing and that the assessments have been level for the past 4 years. A motion was made to increase the assessment to \$154 per lot, a 10 percent increase, which was unanimously passed.

6. Honorariums were discussed for GAPOA residents who put in many hours of work in support of Greene Acres. While reimbursements are made for expenses such as gas, time is not reimbursed. An honorarium would not reimburse significant time spent on GAPOA business, but it is a good way to recognize those who put in considerable amounts of time such as the treasurer and assistant treasurer. A motion was made and unanimously passed to double the current honorarium amount from \$250 to \$500.

7. Miscellaneous comments included the need to let the chair of the appropriate committee know about modifications made to common property. Also, equipment to be used to fulfill a contract must be specified in the contract.

8. The meeting was adjourned at 3:10 pm.