

## Minutes of the August 4, 2012 GAPOA Board Meeting

1. The meeting started at 10:04 a.m. Present at the meeting were board members: Mike Lawhorne, John Coleman, Lisa Goodwin, Debbie Sheetz, Heather Vail, Russell Wright, and Fred Allen as well 11 residents. The meeting was held at the beach pavilion.

2. Debbie Sheetz read the July 14 meeting minutes.

3. Lisa Goodwin passed out and reviewed the GAPOA budget. Noted budget items included \$1,500 for the beach and recreation area, \$4,000 for the bath house, and a reserve fund of \$62,000. Legal will work on collecting past assessments. A list of past assessments owed was passed out. This is the last year for paying the special assessment. As the special assessment payments began in January, there is a year and one half until they are paid off. The remaining 6 months will be paid from the residual of the special assessment account, so there is one more payment to make. The motion to approve the budget was passed unanimously.

4. Russell Wright reported on environmental issues. Unauthorized construction by Betty Dexter was discussed as well as a question regarding a related payment. A warning letter regarding an unpaid fee for a completed building by Mr. Wheeler was discussed.

5. Heather Vail reported on legal issues and passed out a "GAPOA Written Procedure for Association to Resolve Complaints from Members and Citizens," for consideration. The procedure is required by 55-530E of the Code of Virginia, Virginia Property Owners Association Act. Of the 6 items in the procedure, changes were discussed for items 4 and 6. In item 4, the time to provide proof of complaint delivery was changed from 7 days to 30 business days in order to provide sufficient time to process mail during heavy work periods. Similarly, in item 6, the time period to provide written notice of final complaint determination was changed from 7 days to 14 business days. The motion to approve this new written complaint procedure with the two noted changes was unanimously approved.

6. Fred Allen reported on safety and services. He discussed the beach area gate not operating and stated they are looking at closing it with a lock at 10:00 pm and opening it early in the morning. An estimate for 10 new picnic tables for the beach area was requested through a votech school. The need to chain the tables was discussed. A list was made of bath house repairs needed within the year, to include a new roof. A volunteer to help make the repairs is requested so GAPOA only needs to pay for materials. A clean up weekend was discussed. Beach area improvements discussed included planting flowers and mulching around the bath house, boxing in the swing set, and adding trash cans. Fred requested that everyone call, email, or tell him their ideas regarding other improvements.

Input was received on moving the horseshoe pits due to complaints from residents on the beach about noise and offensive language. Alcohol consumption on the beach was discussed related to the dozens of beer cans observed in the beach trash cans. Trash can emptying was discussed. It was noted that the contract provides for the beach trash cans to be picked up once per week or more often if a phone request is made. A resident expressed concern about disruptive activity around the horseshoe pits if they are moved to the lower part of the recreation area near the road. If they are moved, it would not be to that area, rather it would be to the other side of the bath house. The possibility of having a garden club next year was discussed. More volunteers are needed to monitor the beach area and ensure the gate is locked to avoid the next step of hiring security to address these areas. Fred, Mike, and Billy will have a meeting to discuss beach security.

The procedure to reserve the pavilion was discussed. Ideas included posting the name of who is reserving the pavilion the day before the reservation and posting this information on a community calendar on the GAPOA website. It is the responsibility of the reserving party to clean up the area after the event. It was noted that more trash cans are needed.

A question about beach area cameras was raised. The cameras are tied in with the beach Internet. The internet service will remain as discussed at the last meeting. It was suggested that a camera be placed by the gate. It was noted that one point of the cameras was to show conditions at the lake and monitor the spillway if the water breaches the beach.

It was noted that guest passes can be put on cars if residents have more than 2 cars and only 2 stickers.

7. John Coleman reported that he had not received the Bare easement for the mailbox area. He will send an email. Billy Fitzgerald was not present to report on roads. It was noted that landscaping and lighting needs to be completed around the mailboxes. It was noted that a yield sign is needed at Greene Acres Road and High Top road on High View. Fred will discuss this with Billy. Also, Mike noted that bids on roads are being looked into and John stated that the roads situation is being investigated.

8. Miscellaneous comments included the need for boats and rafts to be tied up on owner property or put on the boat ramp, not left on the beach. Swim platforms must not exceed 12x12' and must have waterfront property and be within 15' of the shoreline similar to Virginia state rules on public waterways. Swim platforms not connected to property should be anchored close to the shoreline. It was also noted that they should be a certain number of feet from the shoreline due to kids diving off of them. GAPOA will consult with a lawyer first and then with an insurance company if needed. The question of GAPOA liability was raised. It was noted that lakefront property owners own 25' into the water. A new GAPOA water safety sign is in and will be posted.

It was noted that a request must be made and approved in order for building supplies to be on the dam area.

A question was raised on a procedure about offers and compromise for owners in arrears on their assessments. Penalty costs and instances of family mishaps were discussed as well as the need for the procedure to be the same for all. One property owner asked a board member about the possibility of handling their late assessments by giving GAPOA their property. A suggestion was made to establish a hardship fund. A motion was unanimously passed that the annual assessment include a box to check for donations to a hardship fund for GAPOA owners. Within the reserve account there will be provided a line directly related to any and all donations made by members and that the chairman create a committee to determine criteria to be used for fund disbursements, to include documentation.

Section 8 Housing in Greene Acres was discussed. It was noted that this type of housing results in a 10-15% drop in property values. It was noted that double wide trailers are not allowed in Greene Acres. Mike noted that you can't discriminate with Section 8 housing and you can't build a new home just for Section 8 housing. Because of additional costs to the community associated with section 8 housing, a lawyer will be consulted to see if it is legal for GAPOA to charge owners a fee to rent their home to section 8 tenants and if there are legal concerns for GAPOA on this issue. It was suggested that GAPOA bylaws could be amended to require owners to live in their homes for 5 years prior to renting and that new owners who rent out pay \$600 per year to cover associated costs. The question of visitor passes for renters was raised. GAPOA can not charge a special assessment for a renter to use the lake.

Mike noted that beach passes will be kept in a lock box at the lake so they can be given out at the beach and put on hang tags.

The possibility of having a subcontractor help with assessments from November to February was discussed. In the past an honorarium was used for this. Potential duties for such a subcontractor were read. The possibility of an outside firm to handle the GAPOA books was also suggested from November 1 to March 30.

Mike and Fred will look at the overflow of the relief valve this week.

Mike reported that for now there are no changes to the existing contracts. The roads contract goes through May 15, 2013 at \$450 per month. The mowing contract goes through October 2012 at \$500 per month. The bath house and trash contract goes through November 10, 2012.

It was noted that the grass by the mailboxes is not being maintained. Also, the grass on the slope at the lake is not cut properly.

The possibility of hiring a property manager was discussed. Duties would include grass cutting, snow removal up to 5 inches, closing the beach gate, keeping trespassers out, and clearing the area after closing time (patrolling the area 3 times per day). The property manager salary could be \$19,000 per year or \$1,600 per month. A list of expectations and equipment is needed.

Mike will look into a price to tar and chip High View and around the lake. This could save approximately \$10,000-\$15,000 per year in gravel costs. Road paving costs could potentially result in a 10 year assessment of approximately \$200 per year which would give GAPOA approximately \$500,000 to work with based on 250 assessments paid yearly.

9. A new meeting was scheduled for September 8 at 10 a.m. at the lake to discuss the areas where legal council was being requested.

10. The meeting was adjourned at 12:46 p.m.