

## Minutes of the November 10, 2012 GAPOA Board Meeting

Present at the meeting: Lisa Goodwin, Debbie Sheetz, John Coleman, Russell Wright, Mike Lawhorne, Marco Handy, Heather Vail

Meeting held at County building: Meeting started at 10am.

Minutes: Heather read the minutes from the last meeting. Board count approved. Carols proxy approved. Quorum agreed on to move forward.

Treasurer's report: Handed out to all and read and reviewed by Lisa. Mentioned special assessment loan would end this year. Liens were discussed. Russell mentioned buildings going up that need fees. Marco mentioned what can be done about liens. Section 8 was discussed. Rental fees were discussed. Property owners must pay for renters and self (two fees). Requested we ask Brian to post on the GAPOA web site that anyone renting please notify GAPOA of mailing address.

Lisa mentioned we need to discuss reserve account. Need to keep extra \$14,000 in account. We also, need to do a walk thru on value of replacement of things on property for a total. Mandatory by state one time a year to report at annual meeting. Lisa requested that the safety, environment and Roads chair do the evaluation for a total report. Which includes Roads, Dam, bathhouse etc...Needs to be done by May 2013. Treasury Report confirmed.

Roads report John: Discussed Sandy Super storm and kudos to Wesley Baugher for all of his hard work. Mentioned and passed around the log of different jobs Wesley is doing for review. Marco discussed the floating raft which is now separated. Mentioned how lake looks good and secured. Russell asked if we got keys from Fred. John and Mike mentioned Fred still has keys and they need to get them. John has keys to dam. Also, mentioned how mesh on dam needs to be no more the 6 inches to allow water to flow and keep debris from blocking. Also, John mentioned dam was walked and there are some seepages in the dam. We are waiting to hear back from the dam engineer to discuss the need for someone else to look at it. John mentioned he has all dam inspection information and will check on the inspection date. A state inspection of the dam is done every 6 years, which is the duration of the permit. GAPOA must inspect it annually.

Environmental report Russell: Russell mentioned no complaints. He did receive a question about generators. All types discussed were ok. John asked for more people to volunteer to help the HOA and requested Brian post that on our site as well.

Safety & Services Marco: Discussed the floating raft which is now separated. Mentioned how lake looks good and secured. Russell asked if we got keys from Fred for gate. John and Mike mentioned Fred still has keys and they need to get them. John has keys to the dam.

Mike mentioned new business: Two changes to previous minutes were made in wording and approved to supersede initial language regarding rafts and property manager. Motion made. The possibility of stock piling gravel gravel was discussed as well as boats on the beach. There is a need for the boat area to be cleaned up and for a better boat ramp. There are safety issues

with unsecured boats. A note can be made on the web site that unsecured boats can be removed by GAPOA at a date to be determined. Also, Mike gave key to Wesley.

John made a motion to close meeting and asked for and Executive meeting afterwards to discuss two topics.

The meeting was adjourned at noon.