

Minutes of the September 8, 2012 GAPOA Board Meeting

1. The meeting started at 10:03 a.m. Present at the meeting were board members: Mike Lawhorne, Debbie Sheetz, Heather Vail, Russell Wright, Billy Fitzgerald, and Carol Weiss as well 10 residents. The meeting was held at the beach pavilion.
2. Debbie read the August 14 meeting minutes. Russell moved to approve the minutes as read and they were approved.
3. Mike led a discussion and update regarding road maintenance and estimates for possible paving. Estimates ranged from \$237,790 to \$248,000 and varied in the amount of materials used. If the primary roads are paved, GAPOA would save \$15,000 to \$20,000 per year on gravel costs and snow removal. This decrease could be put towards lowering the potential road assessment amount. In addition, many residents would save on costs related to house and vehicle cleaning due to the decrease in road dust. Carol thanked Billy for his research into these costs and suggested that a special presentation be given on the issue. If it is to be done, a special assessment will need to be passed beforehand so the earliest it could happen will be winter or spring. If two thirds of residents do not want the paving, the assessment can not be approved. Fred commented on the potential for increased speeding if the roads are paved and another resident noted that accidents are more likely on gravel as it is harder to stop on gravel. Mike stated that he will have one of the bidders come in to give a presentation, information will be included in the next newsletter, and that financing is a key issue. If the work is not done until spring, it is possible the price will go up.
4. A carry over from the last meeting is the need to consult with a lawyer regarding potential fees for owners renting to Section 8 recipients.
5. The large floating dock was discussed. When a new buyer in Greene Acres asked for the disclosure documents they commented that they thought the dock belonged to the Association. The Association has no specific rules about such structures. The new buyer also asked about area ruckus and noise. It was noted that how GAPOA maintains its rules and regulations is important to new buyers. Liability issues related to the Association and to individual board members were discussed at length in regard to the floating dock. While it does belong to an individual, it sits on property belonging to all 200 plus owners. It was noted that the insurance company has not inspected and approved it. The dock owner, Billy Fitzgerald commented that he will tie the floating dock up near his house. It is also noted that Billy stated "I quit the board," and then left the meeting.
6. Hiring a property manager for Greene Acres was discussed. The last time Greene Acres had one was in spring 2008. Since then some of the proposed duties for a property manager have been done using sub contracts. It was noted that the position needs to be posted for 30 days and applications need to be taken. Equipment does not need to be in the contract but the bidder needs to be able to show that they have the required equipment. A motion was made to request bids for the position of property manager. The motion was approved. The position will be posted on the GAPOA website and on the mailboxes. The treasurer told Carol that the maximum amount that should be allotted to this position is \$19,000. The property manager will be responsible for their own liability insurance and for fuel costs. A resident or someone living very close to Greene Acres is preferred. The possibility of having a community bulletin board to post things such as this position was suggested.
7. Russell noted that Mo Wheeler needed to pay the fee for building his garage. Russell reported that he had spoken with Betty Dexter and inspected the gazebo she was building near the waterfront. He recommended that it be approved. It is mounted to an existing deck. Because it is

not on a permanent foundation it does not need a permit although Russell stated that he had called the building inspection office to ask for an inspection. There may be an associated \$30 fee. The GAPOA rules regarding no structures within 50 feet of the water line were discussed as well as the need for structures with a roof to have a foundation. To insure that GAPOA abides by country rules, Carol noted that she would call for an inspection.

8. Miscellaneous comments included the need to plant trees and secure the foundation in areas that have been clear cut. A call will be made to a new builder asking that this be done. New builders are supposed to contact GAPOA prior to any clear cutting. Danny Bare stated that he will provide language regarding the mailboxes by early next week.

9. A new meeting was scheduled for October 6 at 10 a.m. at the lake to discuss the property manager position.

10. The meeting was adjourned at 11:25 a.m.