

## Minutes of the October 6, 2012 GAPOA Board Meeting

1. The meeting started at 10:00 a.m. Present at the meeting were board members: Mike Lawhorne, Debbie Sheetz, Russell Wright, John Coleman, and Carol Weiss as well five residents. The meeting was held at the beach pavilion.

2. Carol read the September meeting minutes which were approved.

3. The agenda was amended to fill a board vacancy. A motion was passed to add Marco Handy to the GAPOA Board. Marco will head the Safety and Services committee.

4. Carol proposed an amendment to the GAPOA Rules and Regulations regarding floating rafts. The following language for Beach and Lake section, page 7, paragraph 2 concerning boats was unanimously passed via a motion made by Russell, effective midnight October 6, 2012, and reads: Floating rafts or boats of any kind must remain secured to a private dock or shoreline on the lake when unoccupied or unattended by the owner or owner's agent. When not in use by the owner or owner's agent, such watercraft must be secured to private land. Watercraft may not be anchored offshore when unoccupied or unattended by the owner or owner's agent. The only exception will be the raft owned and maintained by the Association.

If this regulation is not followed, a fee of \$10 per day up to 90 days or a one time fee of \$50 can be imposed. If the regulation is still not adhered to, the state of Virginia allows the Association to charge the expense of moving the watercraft to the owner. Carol noted that as legal chair, she would send a letter to the owner of the large float, Billy Fitzgerald, noting that the float must be moved within ten days.

5. Mike led a discussion on the three applications submitted for the GAPOA property manager position. Unfortunately, GAPOA resident Joey Canosa's application was submitted using an old application and could not be considered. The Board voted on applications submitted by Chris Taylor at \$2,240 per month and Wesley Baugher at \$1,600 per month. Both applicants had the necessary equipment and experience. Chris brought additional experience in the area of building roads and driveways and Wesley in the having previously worked on GAPOA roads. The costs associated with using Chris's big tractor for culverts, grading roads, and pushing snow were the primary factor in his bid being more than Wesley's bid.

There was discussion regarding whether gravel had been spread correctly in the past and what might be done to improve the future spreading of gravel. A secret ballot was taken to determine who received the property manager contract. Wesley received 4 votes and Chris received 3. Mike counted the ballots and Debbie verified them. The contract went to Wesley. Wesley's current contract was ended in order that he might start immediately as the property manager.

6. Russell brought up the topic of testing the dam relief valve, which had been discussed over the past two months. Marco and John will get the needed items from Fred and do the testing. Russell asked Carol about getting information regarding increasing the Association's insurance coverage. Russell and John thought that GAPOA may be underinsured. Mike noted that he will address a road concern in a specific area.

8. The next meeting is scheduled for November 10 at 10 a.m. at the Administration Building.

9. The meeting was adjourned at 11:06 a.m.