

GAPOA

Board of Trustees Meeting

Saturday August 23, 2014

Greene County Administration Building

Present: Russ Wright, Fred Turck, Debbie Turck, Angela McClennan, Brian Snyder, Marco Handy, Debbie Baugher, Tanya Givens.

Meeting was called to order at 10:01am by Chairman, Russell Wright

Debbie Turck read minutes from May 3rd Meeting.

No questions or changes. Fred Turck made the motion to approve minutes as read. Seconded by Angela McClennan. Motion carried.

Russ moved Committee reports to end of meeting in order to address proposed budget with and without increase to \$169 assessment.

Owner Roy Shafer was present and asked that the Roads Chairman look at the new culvert pipe that had been installed within the last year as the flow was coming onto his property.

Discussion on proposed budget...

Debbie Turck provided information concerning the proposed budget. She explained that the new rental fee will be \$308 since new regulation from 2013 went into effect stating that if owner rents and owns only that lot, they pay double the assessment.

It was decided that Boat rack fees will go into miscellaneous income.

Tax returns for last 3 years have been going to wrong tax id #. Not sure of ramifications yet. Russell suggested that we rely on the Treasurer's discretion as to how to handle.

Taxable income has dropped from \$300 to \$55.

Previous treasurer had made lump sums payments totaling over \$2000 to Century Link and Dominion Power combined resulting in credits of around \$1500. Going forward, utility bills will be paid based on amount due.

Legal fees exceeded the budgeted amount.

Insurance premium may increase based on coverage needs. Russell suggested more money be allotted.

Brian Snyder asked a new line item be added to budget for Access Gate rather than the monies coming from the Beach/Lake budget.

It was discussed that the Pavilion repair and a new roof would be included in the Beach/Lake budget. Debbie Baugher suggested that since this would be a major

expense and since the Pavilion is one of GAPOA's assets, the repairs should come from Reserve as a Capital Improvement.

Suggestion was made by Debbie Turck to break down budget categories to include some of the specific items we know we'll have this year.

Tanya Givens raised a question on income from people that advertised in our Newsletter...Board feels it is taxable. Debbie will add budgeted amount.

Russ began discussion on not moving any funds to Reserve if the amount already meets the requirements. The suggestion was to structure the budget to cover our expenses then any Miscellaneous income or if any funds remain at end of budget year, that amount be transferred to Reserve.

Discussion on other avenues for income. Suggestions discussed...charging owners a deposit to use pavilion to be refunded if all rules are followed...ie. Glass bottles, alcohol in restricted areas. It was agreed that the Owners' expectation was that use of the Pavilion was included in their assessments.

Discussion on renting to outside entities was discussed and the Board agreed this was not an avenue they wanted to pursue.

Discussion on when late fees are assessed. Previously, as long as money was received within the first 2 weeks of February. Decision to be made on rather the fee should be applied as of Feb 1. It will be up to the Treasurer to decide at what date fees will be assessed based on post marks and mail delivery.

Discussion on raising lien release fee....assessing an Administrative fee, rental property fees, legal fees and insurance needs

Discussion on Property Manager....Russ asked Wesley if he wished to continue in the role and accepted. Wesley was asked to leave the meeting so the Board could discuss. Discussion on making sure he is compensated for each hour as stated in the contract which states hours a year. 20 week/\$20...\$20,800. Debbie Turck noted that the current pay structure was actually not paying the entire contracted amount....it was actually \$1600 short based on \$20/hr for 20/week X 52 weeks. Fred Turck made Motion: Renew contract at original amount of \$20,808. At a monthly salary of \$1734. Angela seconded. Motion carried with Debbie Baugher abstaining.

Discussion on how to control grass on the dam.

Discussion on request for playground. Decision was made that it should be funded through donations, not using GAPOA money. Probably \$2500 to \$3000. Debbie Turck stated that someone has made an offer to match funds up to \$1000.

Motion made by Fred Turck to increase the annual assessments by the allowed 10% to \$169. Second by Angela.

Discussion: Tanya voiced concern about mix of residents ...many live on fixed incomes. She made a suggestion that a payment plan be offered. Debbie Turck stated that

maybe instead of increasing the assessments, we could meet budget by reducing the Legal budget. Brian suggested that we decrease the Beach budget to not include sand. Russ reminded group that last year the Membership was adamant that we not increase the assessments until we've collected a substantial part of the past due amounts. Fred suggested no increase until some monies have been collected.

Motion to increase assessments did not carry. No increase. Assessments will remain at \$154/lot for the 2014-2015 fiscal year.

Tanya also suggested that we begin to charge for the Disclosure Packets and insure that Gate Access keys are collected and paid for if replacement is needed.

Russ made motion to accept proposed budget of \$56,548.00

Tanya second. Motion passed

Budget portion of meeting concluded.

Committee Reports:

Roads...nothing new to report. Maintenance continues weekly on roadways.

Safety and Services: There had been a lot of use of the Pavilion this year. Marco stated he will develop a form to send to Owners as they request to use the Pavilion that will include information on glass bottles, trash and parking.

Debbie Turck made a motion that Brian purchase a DVR to record activity at the lake with a cap of \$300. Marco seconded. Motion passed.

Environmental: Fred said he had received a complaint from Buck Shifflett about an owner on Lisa Lane who has items blocking the cul de sac. Fred talked to Owner and was told he would have items removed by winter. Fred wrote a letter to Buck Shifflett explaining and has not heard back yet.

Also discussed was a vehicle blocking the cul de sac on Meadow and debris collecting on a lot on GARS. Fred Turck will investigate.

Russ sent letter to James Divine explaining that he did not receive enough votes to become a member of the Board and thanking him for his interest.

Next meeting is Thursday November 13th at 6:30pm at Administration building.

Brian will update website as to when assessments are due.

Legal and Insurance....letters will be sent to 5 owners with 10 day notice to pay. Final Demand for Payments. GAPOA is pursuing motion for judgment.

New Business: Discussion ensued concerning repairs to the float. It was decided that it should be pulled ashore after the summer season to be repaired. Fred Turck stated that he may be able to obtain some new carpet for free to cover the platform. After

some discussion, it was motioned by Debbie Turck and seconded by Angela McClennan that the wood surfaces including the fascia boarding of the pavilion be repaired/replaced and that the new addition to the bathhouse to be painted to match the original part. Funds for the repair and paint are to come from the reserve funds. All voted in favor – motion carried.

Fred Turck motioned and Brian Snyder seconded that the Boat Rack Rental fee be reduced to \$25.00 per year as of 9/1/2014. All voted in favor – motion carried.

Meeting adjourned at 2:15 p.m.