

**GAPOA Board of Trustees Meeting Minutes
November 9, 2019**

The Regular Board Meeting was called to order by Chairman, Rus Wright at 10:00 am.

Board Members present were Debbie Baugher, Debbie Turck, Lydia Price, Doug Price, Fred Turck, Cynthia Bruce, Anthea Haselden, Rus Wright, Rick Wilkinson. A quorum was verified by Cynthia Bruce.

Minutes from the September 11, 2019 Board Meeting were read, as submitted by Debbie Baugher, Assistant Secretary/Treasurer. Minutes were approved.

Committee Reports were submitted:

Roads - Fred Turck reported on a culvert rusting out on GARN, Wesley has found repair company to do the work for approximately \$1800. They will remove (2) 20 ft sections of 15" diameter pipe. and replace. GARN will need to be closed, discussion followed for community notice regarding signage, Facebook posts, and cones for road closure. Work will begin mid-morning 11/15.

Safety - Fred Turck reported on the raft - old raft has been removed, new raft with ladder arriving in April, cost will be less than originally anticipated. Bath house has been closed for season. Discussion regarding how to deal with abandoned property at lake, including 2 old paddle boats, large jon boat, 9 barrels. It was generally agreed that abandoned property could be sold, at the 2020 spring Board Meeting.

Environmental Control - Cynthia reported on an issue brought to her attention by a community member about a property adjoining the lake, and possible septic failure and what if anything the Board could do to address concerns. This is the second concern brought by a community member about a possible septic issue. Cynthia reported on contact with the Greene County Health Department asking about county regulations. Their response about concerns is that a complaint can be made to them, but must include the property owner name and address. The GCHD can come and do an evaluation, but the owner must be present and water on for any testing to occur. During discussion, Cynthia referred to properties by owner's names, and it was suggested that discussion about specific properties should be by lot number, not names. Discussion regarding abandoned vehicles, posted signage against GAPOA rules, and accumulating trash on vacant property. It was suggested by Homeowner Jennifer Carroll that tips/advice on septic tank maintenance might be a good addition to newsletter. Homeowner Al Hodge noted that tanks should be pumped every 3-5 years and suggested the Board look into modifying bylaws to require proof of tank pumping by 2026. Discussion regarding this.

Membership/Nominating Committee - no report

Treasurer - Debbie Turck submitted Budget report, explained line items. A motion to accept the Treasurer's Report was made by Doug Price, and seconded by Debbie Baugher. Motion carried.

Legal/Insurance - Debbie Turck reported we had received a payment of \$4200 for a property in arrears. She reported on payment arrangements, Warrant in Debt judgements, and progress on other collection accounts.

New Business -

Activities Committee discussion - the Halloween event was a huge success. Generally agreed that it was the best planned, best attended, and most involved event so far. Lydia reported great collaboration with many hands involved. Plastic was requested to be left up for winter protection, maybe enabling the pavilion to be used during colder weather, discussion about maintenance and other issues, then generally it was decided to remove it. Upcoming Christmas event is getting much interest - there will be Christmas caroling hayride. Discussion about timing, pavilion use, other activities, etc. Lydia will reassemble the planning group and get organizing detail out to the community. Discussion for budget allowance for the Christmas event - motion was made by Fred Turck that up to \$150 be allotted to the Christmas event fund, the motion was seconded by Rick Wilkinson, motion carried.

Homeowners in attendance introduced themselves.

Debbie Turck made a motion to move into Executive Session to discuss legal matters and contracts. Motion seconded by Lydia Price. Motion carried.

Reconvene after Executive Session.

When the Board returned from Executive Session, Chairman Rus Wright made several announcements. 1) Rus reminded everyone that any community member can be a member of any committee. 2) regarding lake testing - the Board had decided that there will be more lake testing, we might use the past company, or we might use a new one. The lake is SAFE. Community member Mike Castile agreed to serve on the Safety & Services Committee, he is a microbiologist specializing in water quality, and live in Greene Acres. Discussion regarding past water testing, and Fred emphasized our opportunity to perhaps use the lake to partner with environmental educators, or students.

Fred Turck made a motion to adjourn which was seconded by Debbie, and the meeting adjourned at 12:01.