

**GAPOA Board of Trustees Meeting Minutes
July 18, 2020**

The Regular Board Meeting was called to order by Co-Chairman, Fred Turck 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.

Fred announced that Rus has stepped down as Board Chair. Introductions among those in attendance was made.

Minutes from the February 22, 2020 Board Meeting were read, as submitted by Cynthia Bruce, Secretary. Doug Price made a motion to accept minutes, with one typo corrected. Seconded by Debbie Turck. Minutes were approved.

Committee Reports were submitted:

Roads – Fred Turck reminded those in attendance that committees can be chaired and comprised of anyone, on or off the Board. Fred reported that several cul-de-sacs have become overgrown, and specifically discussed work performed on Pats Place and the end of Top Ridge. Commented that well-maintained cul-de-sacs are vital for emergency vehicle access and to maintain property value. Fred reported that tree trimming by REC will commence in cooler weather. Rick would like to readdress a list of road maintenance priorities. There was a comment and discussion about road dust mitigation, and a proposal to apply calcium chloride to main loop. Note was made that it is only effective if the 15mph rule is respected.

Safety/Services – Report given by Fred Turck. Introduced Officer Goff, resident/homeowner who is with the Department of Environmental Resources. Officer Goff discussed several issues pertinent to neighborhood, including notice that one bear with mange had been put down. Reminded it is illegal to feed wildlife. Everyone on lake must have a personal flotation device on their watercraft. His phone number is 434-282-5358 should any need arise to contact him directly. Introduction of State Police officer living in Greene Acres now, on GARS. Discussion about his role in neighborhood safety and awareness.

Environmental Control Report – it was reported that there are 4 houses currently in all phases of construction. Discussion about abandoned vehicles.

Legal/Insurance – There was discussion regarding transient rentals, and the Board's options for enforcing ban on short term rentals in GA. Debbie Turck made motion to start legal pursuit of all property owners not in compliance with the GAPOA ordinances. Debbie Baugher seconded and motion carried. Debbie Turck will get Rick a list of violators for pursuing legal action.

Activities/Welcoming – Lydia reported that so far since the end of June, 5 welcome packets have been distributed. She reported on event cancellations due to COVID concerns and confirmed no plans for a Back To School event.

Treasurer - Debbie Turck submitted Budget report, explained line items. A motion to accept the Treasurer's Report was made by Lydia and seconded by Cynthia. Motion carried. Debbie T discussed fees associated with replacing missing gate passes with real estate sales, and proposed instituting a transfer fee for property sales, that would cover the cost of new cards. A budget meeting was scheduled for Wednesday August 5, 2020 at 6:30.

Membership/Nominating Committee – Debbie Baugher discussed upcoming election. Again this year, there will be 3 positions open for election. Nominations are needed by August 5th, with a short biography for publication. Ballots will be mailed out by August 19th, and notice will be put on the website, and also unofficial channels such as the Facebook page.

Lake Monitoring – Mike Casteel reported on lake observations and work he has commenced. His goal is a baseline of information. He has mapped out approximately 1.25 miles of perimeter, and approximately 26 acres of water surface. The deepest measured spot so far is about 30 feet, just off the end of the pier. Discussion about a page on the GAPOA website devoted to lake information, and a text/email chain on lake quality. Discussion about drops of vegetation for underwater habitat led to Board deciding to hold off on granting permission for more drops moving forward.

Unfinished Business -

Fred reported on the dam certification. Our temporary certificate expired in 2019. In order to bring everything into compliance with all regulations, Fred spoke to the Department of Conservation & Recreation, and on their advice, Fred proposed that we apply for a 2 year temporary certificate thru DCR. Their fee, and the fee of the engineering company to do an initial inspection totals about \$1,800. Rick made a motion to approve that Fred follow up with this plan, and Lydia seconded. Motion passed.

New Business –

Discussion about September annual meeting. No social aspect/drawings will occur, due to COVID concerns about maintaining social distance recommendations. Discussion about closing of bathhouse – it was decided that the current cleaning contract through September 30 would be proposed to be extended thru October 31st, on weekends only, then closed at the end of October.

Discussion about cluster mailboxes – Debbie T reported that they are maxed out – none available. The old boxes are obsolete, and we can not get parts to repair broken doors. New towers are 20 per tower, and cost for a new tower is \$2300.00. It was suggested that in the newsletter, we reach out to see if anyone would be willing to give up their box, if they aren't using it, or get mail elsewhere on a more regular basis.

Questions/Comments from members – Anthea shared that she received an email on behalf of a small group of property owners with list of concerns they have. Because the list was extensive, discussion followed about tabling the list for further discussion at the next meeting in September. Anthea made a motion to conduct a forum type discussion on the list of concerns at the next meeting in September where more neighborhood people might attend. Doug seconded, motion carried.

Next newsletter will be put together August 1st, please send information to Cynthia for inclusion as soon as possible.

Motion to move into Executive Session to discuss legal matters and contracts at 12:25 by Doug. Motion seconded by Rick. Motion carried.

Reconvene after Executive Session.

When the Board returned from Executive Session, there was some discussion about rental rack, kayaks left unlocked at boat rack without paid space will be confiscated. Also a thankyou to homeowners who were on hand to monitor conduct and unauthorized access at the lake.

Motion to adjourn, motion seconded. Meeting adjourned at 12:40.