

**Meeting:** GAPOA Regular Board Meeting

**Date:** July 17, 2023

**Time:** 10:00 AM

**Venue:** Lake Pavilion

**Present:** **Chair** Fred Turck, Secretary Anthea Haselden, Treasurer Debbie Turck, Deputy Secretary/Treasurer Debbie Baugher, Roads and Environmental Committee Chairs Brian Snyder, Legal, and Safety and Security Committee Chairs Mary-Kay Goldschmidt, Activities Committee Chair Tina Deane; Property Manager Wesley Baugher, Dr. Mike Casteel (Lake Monitoring)

**Property Owners Attending:** Eddie Medeiros, Al Hodge, Terry Hodge, Michele Clark, Gina Sensabaugh, Kevin Sensabaugh, Nancy Lanham, Jamie Lanham, Robert Goldschmidt, Sara Johnson

**Apologies:** Vice Chair Jennifer Carroll

1. **Chair Fred Turck called the meeting to order at 10:00 AM**

Secretary Anthea Haselden approved the quorum.

**Minutes of the previous Board Meeting on May 20, 2023,** read by Deputy Secretary Debbie Baugher.

**Amendments:**

1. The meeting start time changed from 11:00 am to 10:00 am
2. Brian Snyder informed the meeting he was not the Safety Chair as inferred by the minutes.

*Debbie Turck motions, "that minutes from the previous meeting be amended and accepted". Brain Snyder second motion. Motion carried.*

3. **Treasurer's Report** presented by Debbie Turck. Copies of the budget were available for those in attendance to follow through. Gate upkeep is over budget due to repairs and an increase in maintenance costs. Refunds itemized as overpayments online for GAPOA assessment fees, and a potential build that was withdrawn. To date, \$1000,00 is under budget than projected. Fidelity Life investments earn approximately \$120.00 per month. \$5,000.00 added to reserves. Requests for discussion. Response: none

*Mary-Kay Goldschmidt motions, "that the Treasurer's report as presented be accepted".*

*Tina Deane second motion. Motion carried.*

4. **Roads Report** presented by Brian Snyder. Wesley Baugher thanked for ongoing road work. White sand has been delivered to the beach. Work has been carried out on the Top Ridge Rd ditches. An updated road report will be available on the website in a few weeks. Debbie Turck presented Brain with a cost breakdown for roads from the past 5 years: The number one cause of gravel loss from the roads: speeding vehicles.

4 % beach

5 % equipment

13 % culverts and ditches

29 % grading

47 % gravel – 30% ends in ditches/ 70% end in dust and/or binds with existing gravel

Brian asked for comments: K. Sensabaugh agreed about speed and asked about gravel grade, and the possibility of 'crush and run' on the roads. Fred Turck stated a trial area had taken place a few years back using 'crush and run', and the results did not meet expectations. Discussion continued by attendees on various gravel grades. MK Goldschmidt was pleased to report Top Ridge Rd had never been better. Fred Turck explained how his presentation to the Greene County Board of Supervisors on June 20, 2023, was received. Sheriff Smith said his deputies could not reinforce highway laws in the GA community with the 15-mph speed restriction, and GA's signage. Fred returned to the Boards of Supervisors meeting on July 11, 2023, with evidence that the General Assembly states enforcement can occur less than 25 mph including in private communities. Fred will stay on top of this issue.

Tina Deane asked about the bridge upgrade on Turkey Ridge. It is progressing as projected with updates on VDOT and the County websites.

5. **Safety and Services** report presented by Mary Kay Goldschmidt. Mary spoke about her medical emergency and the difficulty for EMS to gain access to her property on Top Ridge Rd. Mary also said the emergency caller was in Madison, VA. Debbie Turck said she did some investigation regarding GPS locations, and the need to be very specific with location when talking to the dispatcher. Set the phone's GPS to the exact location. The new system for Greene EMS will be launched in 2024. Mary asked the board to send a letter to EMS in Greene with GA concerns. Fred asked Debbie Baugher and Anthea Haselden to work on this. Bob Goldschmidt asked for the emergency access discussion to be added to the newsletter specifically regarding GPS location phone settings.
6. **Environmental Report:** Brian Snyder spoke of the timely intervention by Mike Casteel (Water Quality) when he was out on the lake monitoring. A child swimming near the pier was calling for help. Mike was in his kayak and able to respond quicker than adults supervising from the beach. Fred reminds everyone to be aware of their surroundings, especially with children in or near the water. Thank you, Mike! Brian next referred to a complaint he received about a Sunrise View property.
7. **Lake Monitoring report** presented by Dr. Mike Casteel and Fred Turck. There will be signs posted at the lake gate and on the website to alert property owners of the water quality, specifically resulting from the algae and *E.coli* water quality testing program in place. Geese are the primary cause of *E.coli* in the lake water. The geese will likely return, due to good food sources and an open body of water for the geese. Migratory birds are protected by law; however, remedial steps can be taken under the direction of DWR. K. Sensabaugh asked if there are any VA laws regarding the relocation of beavers - Yes, DWR will dispose of them permanently. G. Sensabaugh asked if GAPOA is liable if anyone gets sick from the lake water contamination. Fred stated GAPOA has done 'due diligence'. In reference to a text received by Fred Turck on GAPOA business, requests for a GAPOA lawyer will be submitted only after the request from the other party's lawyer (i.e., lawyer-to-lawyer-to-lawyer communication only).
8. **Activities report** presented by Tina Deane. The "Yard Sale Crawl" took place in early June. The participation was less than hoped, however, timing may have been a factor. Suggestions of another one may generate more interest. Likely dates include August, prior to the GAPAO annual meeting; Brian suggested a road map to be posted to help buyers.
9. **Membership report** presented by Debbie Baugher. Names for the annual ballot are being requested. Please send a short bio to Debbie by August 15, 2023. Three positions are available. Kaci Cobb resigned due to now living out of state and being unable to continue on the board. Reminder, The annual meeting is Saturday, September 30, 2023, at 10:00 am.
10. **Legal and Insurance report** presented by Mary-Kay Goldschmidt. No report to date. Debbie Turck said 19 liens were filed on June 22, 2023, for nonpayment of assessments. 18 of those have judgments against them. Brian asked how many were 'habitual'. Delinquent list handed out to board members only.
11. **Old Business:**
  1. Dam – Inspectors viewed the dam and lake area on 7/11/2023. Temporary certification has lapsed. Remedial work is required and Fred is currently waiting for a more comprehensive report from the inspector and the costs expected for this project. M. Clark asked how often the lake is inspected. Fred said it depends on the 'critical' level but typically 2 to 5 years.
  2. Picnic tables - \$500.00 has been allocated for tabletops and any upgrades required.
  3. Signs – Being cost-effective, Fred said laminated signs will be used to post lake water quality signs.
  4. Pier boards are being replaced as required.

## 12. New Business:

1. Budget for FY2024 presented by Treasurer Debbie Turck. Options presented included a proposed \$6,800.00 roll of 2023 funds not used online items to 2024. Dam report \$8,3000 new line item. Extra expenses on lake gate and wiring. MK Goldschmidt asked when the last increase of assessment (10% maximum permitted by law). D. Turck said 2022/23 was the first increase in three years. The road's budget was the only area for flexibility. Discussion ensued for the members about increasing or keeping the fee the same for FY2024.

*Debbie Baugher motions, "that the FY2024 budget presented by Treasurer Debbie Turck be accepted without an increase in assessment fee". Brian Snyder second motion. Roll call vote:*

<i>Fred Turck</i>	<i>aye</i>
<i>Debbie Baugher</i>	<i>aye</i>
<i>Anthea Haselden</i>	<i>aye</i>
<i>Debbie Turck</i>	<i>aye</i>
<i>Tina Deane</i>	<i>aye</i>
<i>Brian Snyder</i>	<i>aye</i>
<i>Mary Kay Goldschmidt</i>	<i>naye</i>

*Motion carried.*

2. Increase in traffic through Greene Acres – VDOT is on schedule for the December 2023 bridge upgrade on Turkey Ridge. Al Hodge expressed concerns with safety as he noted UPS, Transit and trash trucks ride to the road center. He also added that hanging branches need to be addressed.

3. The Annual Meeting is on Saturday, September 30, 2023, at 10:00 a.m. at Lake Pavilion. There is an item of abandoned property (Kayak) that will be up for auction. The consensus from meeting attendees agreed a community picnic would take place after the meeting. Please bring a dish to share, and the GAPOA will supply fried chicken, water, and paperware. There will be a raffle as in previous years hosted by GA board members.

## 13. Members' Comments: No other comments from those attending.

*Tina Deane motions, "that the GAPOA regular meeting goes into recess for the GAPOA board to attend an Executive Session". Debbie Baugher second motion/Motion carried.*

**GAPOA Regular Meeting recessed** to move into Executive Session at approximately 11:40 AM

**GAPOA board Executive Session** to recess and reconvene at GAPOA regular meeting 12:00 PM

1. Chairman Fred Turck verified that only items on the Executive Session Agenda were discussed.

No further matters or comments. The meeting adjourned at approximately 12:05 PM

Next Meeting Annual Meeting Saturday, September 30, 2023 10:00am at Lake Pavilion.