

## **GAPOA BOARD MEETING (VIRTUAL) JANUARY 13, 2024**

Community Members in attendance: Al Hodge, Terri Hodge, Wesley Baugher

### **Board meeting begins with roll call, quorum confirmed.**

Fred Turck

Michele Clark

Debbie Turck

Debbie Baugher

Sara Johnson

Brian Snyder

Mary Kay Goldschmidt

Tina Deane

Jennifer Carroll

### **Reading of Minutes from July 12, 2023 meeting.**

- Approved by Jennifer, Michele, Debbie T, Debbie B, Sara, Brian, Mary Kay, Tina, Fred

### **Members approved today's agenda.**

### **Treasurer's Report was presented by Debbie Turck.**

- Assessment Notices will be mailed in February, due March 15. A payment button has been set up on our website for online payments.
- 50% of our budget has been spent so far. Total revenue is \$2,162 and total expenses are \$55,001, mainly due to unexpected dam repairs costing \$21,000.
- The ending balance in our account is \$27,256.
  - Approved by Michele, Debbie T. Debbie B, Sara, Brian, Mary Kay, Tina, Fred.

### **Road Maintenance was presented by Brian Snyder.**

- GA Roads took a beating during the Turkey Ridge bridge replacement.
- Tall Pines before the stop sign needs significant repairs.
- Between Wesley on the tractor, Brian on the motor grader and additional gravel dispersed the roads are in pretty good shape.
- Speeding and impatience on our road's causes erosion of gravel into the ditches and safety concerns.

- Several instances were presented sighting property damaged, road damage and near misses.
- Speed bumps were mentioned as a deterrent.
- We remind the community that the sheriff's department is obligated to enforce traffic laws and we suggest reporting any instances to them.

**Environmental and Safety was presented by Sara Johnson.**

- Committee discusses forest fire risks.
- Water quality at the lake was discussed, and prior year's levels of high E. coli and hazardous algae blooms will continue to be a concern.
- Several proposals were made to monitor and/or mitigate these issues.
- For testing, professional services or "do it yourself" kits were proposed. Information will be gathered, and a formal proposal submitted in the future.
- The need to inform our residents about water quality was also mentioned.
- Discussion on the geese population and its impact on water quality continues.
- A vote was done to register GAPOA to remove and destroy eggs. We need to ask community members to help identify nesting areas.
  - Members in favor: Michele, Debbie T, Debbie B, Sara, Brian, Mary Kay, Tina, Fred.
- Several methods (devices) for goose deterrent were discussed and phone numbers provided for additional resources. Information will be gathered, and a formal proposal submitted in the future.
- An option to dispatch during open hunting season might be a consideration.
- This will be an ongoing expense and effort. Community involvement will need to be considered when implementing any solution.
- Request was made to remove beavers from the lake, citing road and property damage and potential danger.
- Suggestions were made to hire a professional to assess the beaver damage and provide recommendations and costs.
- Do homeowners have the legal right to dispatch beavers on their own property with concerns raised about using firearms, citing a previous violation of rules and regulations?
- Is this a GAPOA issue to resolve or should individual property owners take on the responsibility?
- Beaver population management plan to be discussed in the future and Sara will talk with effected property owners.

**Activities presented by Tina Deane.**

Yard Sale Family Day at the Pavilion

**Membership and Committee presented by Debbie Baugher.**

Nothing to report.

**Legal and Insurance presented by Mary Kay Goldschmidt.**

Nothing to report.

**Old Business presented by Fred Turck.**

- A vote to replace boards at the fishing pier and picnic tables at a cost of \$750.
  - Members in favor: Michele, Debbie T, Debbie B, Sara, Brian, Mary Kay, Tina, Fred.
- Upcoming webinar discussing grants available for dam repair with a potential \$10,500 match.
- Gate issue, possible cellular problem, with plans to investigate further.
- Mary Kay volunteered to create a virtual newsletter with content provided by board members.
- Debbie Turck will continue to maintain our website.

**Transcript**

<https://otter.ai/u/p2XC6kVA3z4NVVoK9wLDiTfjKbs?view=transcript>

**Action Items**

- ☐ discuss speed bump options for the community roads and present a recommendation.
- ☐ Have Calvin's Animal Damage Control representative assess the beaver dams and lodge in the community lake and provide a quote to remove the beavers.
- ☐ Share research on E. coli and blue-green algae test kits for consideration in developing a water quality monitoring proposal.
- ☐ Develop a proposal on a water quality monitoring plan for 2024 including testing costs and options for consideration by the board.
- ☐ Research goose deterrent options and prices to include in a comprehensive goose remediation proposal.
- ☐ Reinvest our annuity funds (Fidelity Life Investments) which end/mature next year.
- ☐ Add pea gravel to playground.
- ☐ Repair, remove or replace bench at playground.