

**Meeting:** GAPOA Regular Board Meeting

**Date:** April 26, 2025

**Time:** 11:00am

**Venue:** Pavilion

Present for the Board: Jennifer Carroll, Brian Snyder, Derek Arnold, Sara Johnson (virtual).

Community Members: Trish McGuire, Lynn Czysz, Keeby Ipsan, Wesley Baugher, Al Hodge, Hranush Bentley.

**Chair Jennifer Carroll called the meeting to order.** The Board discussed whether a quorum was present and decided to proceed with the meeting with four out of six members attending.

1. **Meeting minutes.** Sara Johnson reviewed the minutes from the January 18, 2025, meeting, and the Board members present unanimously approved them.
2. **Treasurer's report.** Jennifer Carroll presented the treasurer's report, summarizing that the year-to-date actual income from July 2024 to April 24, 2025, totaled \$85,229.64, and actual expenses totaled \$49,604.83. Jennifer. Members present voted to approve the Treasurer's report.
3. **Roads Committee report.** Brian Snyder delivered the roads committee report.
4. **Safety and Services report.** Jennifer Carrroll delivered the Safety and Services Report.
5. **Environmental Committee report.** Derek Arnold shared that the Board had been implementing the water quality strategy presented at the last meeting. Strategies revolve around prevention, monitoring, and mitigation. Egg depredation was permitted and announced, but no active nests have been reported to date. First septic discounted cleaning was performed on the bath house and several homeowner properties with Rooterman septic at \$340 per 100-gallon tank. Derek shared that the Board planned to host a virtual webinar on May 28 at noon to cover prevention and monitoring for the 2025 swimming season. He reported on recent water quality testing with SePRO labs, classifying the lake in a mesotrophic state, and Algae ID tests that identified several specific species of algae. The Board will monitor E. Coli and algae every week from May 1 to September 4 and publish the results on the GAPOA website and Facebook. The Board will also continue periodic testing with SePRO Labs to measure phosphorus and algae levels. The Board considered whether treatment with a phosphorus management substance would be appropriate this season and opted not to treat the high phosphorus condition of the lake at this time. The Board will continue to evaluate mitigation strategies based on further testing and expert input.
6. **Activities report.** Jennifer Carroll noted that there haven't been many activities planned. She proposed using \$500 of the activities budget for new benches for the beach, and the members present voted to approve. Trish McGuire noted that the community may need to lower expectations about activities until more volunteers join the Board.
7. **Membership report.** Jennifer Carroll noted that the Board is recruiting for multiple new members and reminded everyone about the staggered terms. Bios are due in July.

8. **Legal and Insurance report.** Sara Johnson confirmed that she reported at the last meeting that our legal retainer and insurance had been renewed and are active. No other new issues to report.

9. **Old Business.**

- a. **Dam Certification.** Sara Johnson reported progress on dam certification. In March, the Board coordinated with the engineers to complete the 2025 dam inspection. They wrote a report for the Virginia Department of Conservation and Recreation. The VA agency is still reviewing the report, and once it is finalized, the agency will tell us what we need to implement. GAPOA will likely need to secure permits and hire contractors for some items; grants may be available. Wesley Baugher confirmed testing the valve on April 15, 2025. The inundation study is still under review and the EAP is still in progress.
- b. **Hiring an accounting firm and tax agent.** Jennifer Carroll reported that a bookkeeper had been hired as proposed to reconcile the books. She also discussed streamlining the invoicing process for 2026 by creating a universal invoice. Everyone would receive one invoice per lot. She opined that this would be preferable to paying the bookkeeper \$5 per invoice to generate custom bills.
- c. **Water Quality Strategy.** The water quality strategy was discussed as part of the environmental committee report.
- d. **Homeowners are building and being assessed fees.** Derek has been notifying homeowners and collecting building fees.

10. **New Business.**

- a. **Hiring a debt collection agency.** Jennifer Carroll suggested hiring a debt collection agency. The Board discussed risks and benefits, and Jennifer agreed to identify options for the Board's consideration.
- b. **Repaving/repairing Tall Pines.** Jennifer Carroll raised the issue of potholes and Tall Pines. The Board discussed the history of surveys and community input. Brian Snyder commented that repaving all of Tall Pines would cost approximately \$120,000. Jennifer Carroll raised a question about \$12,000 previously allocated by the Board to repair Tall Pines that was not used. The Board agreed to review GAPOA's broader financial picture and options for repairing Tall Pines at a future meeting.
- c. **Painting Bathhouse Door.** Jennifer volunteered to paint the bathhouse door with donated paint, and the Board concurred.

11. **Member Comments**

- a. A community member commented that she could not find the 2025 budget on the GAPOA website and raised questions about the increase in assessments. Jennifer Carroll committed to getting the full budget posted.