

Meeting: GAPOA Regular Board Meeting

Date: July 12, 2025

Time: 10:00am

Venue: Lake Pavilion

Board Members Present:

Jennifer Carroll, Brian Snyder, Sara Johnson, Tina Deane, Derek Arnold, Michelle Clark

1. **Call to Order.** Chair Jennifer Carroll called the meeting to order and verified a quorum.
2. **Comments from the Chair.** The Chair thanked the Board for their resilience and contributions, reminded the community that the Board is comprised of volunteers, and encouraged civility.
3. **Appointment of New Board Members.** The Chair made a motion to appoint Debbie Baugher to fill her own vacant seat, and for Lynn Czysz to fill Mary Kay Goldschmidt's vacant seat. Michelle Clark seconded the motion, and all members voted in favor. Jennifer also announced that the Board had reallocated their positions as follows: Jennifer Carroll as Chair and Treasurer, Sara Johnson as Vice Chair, and Lynne Czysz as Secretary. Committee chairs remained the same, with Debbie Baugher assuming Membership Chair.
4. **Approval of Meeting Minutes.** Sara Johnson reviewed the minutes from the April 26, 2025, meeting, and the Board unanimously voted to approve them.
5. **Treasurer's Report.** Jennifer Carroll presented the Treasurer's report, and the Board unanimously voted to approve it. A community member asked about the dam grants in the treasurer's report; Sara Johnson responded that the grant agreements have been executed, but that other activities needed to occur before the reimbursements could be processed.
6. **Roads Report.** Brian Snyder presented the Roads Committee Report. He reported that the motor grader had been in the shop for maintenance, but that it was back in service and he had been catching up on roadwork. He requested that the Board consider rolling over some of the unspent roads budget to the next fiscal year, due to the lost time with the grader in the shop. Other Board members thanked the Roads Chairman for his volunteer labor, and noted that a neighboring community spends \$26,000 a year to maintain 3.5 miles of gravel roads; in Greene Acres, we have 6.5 miles of roads. The Roads Chairman also reported on issues with the gate at the beach.
7. **Safety and Services.** Jennifer Carroll reported issues with residents not paying dues and the impact on access to the beach. The Board discussed the need for enforcement. A community member suggested the Board consider enacting a rule against smoking marijuana at the Beach. The Board acknowledged the concern, discussed pros and cons, and suggested further study and consideration.

- 8. Environmental Committee Report.** Derek Arnold provided an update on lake quality and the implementation of the water quality strategy. He emphasized that the Board is continuing to monitor conditions and collect more data before taking any new action to treat the lake. He mentioned the bulk septic cleaning discount and the need for more homeowners to take advantage of it. The Board also discussed the importance of enforcing rules for new construction and renovation.
- 9. Activities Report.** Tina Deane discussed a potential back-to-school activity in August.
- 10. Membership Committee Report.** Jennifer Carroll reported that we have a few new homeowners and that she has been working with realtors on related transactions.
- 11. Legal and Insurance Report.** Sara Johnson identified the need for the Secretary and the Legal & Insurance Chair to collaborate on a library of templates for common actions.
- 12. Old Business.**
 - a. Bookkeeper.** Jennifer Carroll introduced GAPOA's new bookkeeper, Leslie Joy, and discussed her scope of work.
 - b. Benches.** Jennifer Carroll reported that new benches were ordered and installed on beach.
- 13. New Business.**
 - a. FY 2026 Budget.** The board reviewed the proposed 2026 budget, noting a significant gap between projected income and expenses, and discussed whether to raise assessments by up to the allowed 10% to keep pace with inflation, dam inspection/repair costs, and rising road and operating expenses. Brian highlighted that cash on hand has increased approximately \$28,000 over the prior year due to underspending (especially on roads), arguing that any increase in assessments must be clearly justified and tied to specific projects like Tall Pines. Debbie and others cautioned against back-to-back assessment increases without stronger financial planning, better use of interest-earning reserves, and clearer communication to homeowners. Leslie, the bookkeeper, recommended earmarking surplus funds in designated reserves to build credibility and transparency. The board did not finalize a budget or increase at this meeting and instead decided to take more time to refine the budget, clarify reserve targets, and get firmer project and audit/legal training cost estimates before presenting a final budget to the membership.
 - b. Key Cards.** Jennifer Carroll clarified that homeowners can receive new key cards without a charge if their current ones are broken or not working.
 - c. New Picnic Tables.** Jennifer Carroll proposed purchasing three new picnic tables for the beach area, with a budget of \$500. The Board approved the purchase of the picnic tables, with a discussion on the type of material to be used.

14. Member Comments. Members discussed disruption at the beach after hours and substance abuse. Transient rental properties were discussed, and a member made a suggestion to revisit charging a fee to be used towards road maintenance. Members raised questions about the new bookkeeper, and Jennifer Carroll clarified that she continues to sign all checks as Treasurer. A member suggested that a financial audit would need to take place to ensure all of our books are in proper order. Website compliance was discussed, including the need for updated compliance statements on the website, missing documents such as the 2022 assessment policy, and the current DPOR certificate. The Board agreed to check on these items. The bylaws and meeting notice requirements were discussed.

15. Adjournment. The meeting was adjourned at 11:31 a.m.