

Meeting: GAPOA Regular Board Meeting

Date: August 17, 2024

Time: 10:00am

Venue: Lake Pavilion

Present: Jennifer Carroll, Michele Clark, Brian Snyder, Sara Johnson, Tina Deane, Mary Kay Goldschmidt.

1. **Chair Jennifer Carroll called the meeting to order.** Secretary Michele Clark approved the quorum. The Board Members introduced themselves and their roles. The Chair thanked the community for its patience during the transition after several Board members resigned at the last meeting. The Chair reminded the community that the Board is a volunteer organization and invited community members to contact the Board via the official email address with any questions or concerns.
2. **Treasurer and committee reports.** The Board confirmed that the Treasurer's report was approved at the July 13, 2024, meeting and that the committee chairs had provided the Roads and Environmental and Lake committee reports at that meeting. The Board agreed to continue with the agenda that was unfinished from the July meeting.
3. **Dam Update provided by Sara Johnson.** Since Fred Turck's resignation, Sara has picked up the work on dam recertification. There is an inundation study pending approval and more engineering costs that GAPOA needs to pay. GAPOA needs to prepare a new emergency action plan. Additionally, because the dam now has a higher risk classification, the community needs to budget \$3,200 annually for dam inspections to comply with regulatory requirements.
4. **Safety and Services report provided by Jennifer Carroll.** The playground needs repairs, as do the boards on the fishing pier. The Board unanimously voted to allocate \$200 to repair the boards on the fishing pier. Jennifer has been enforcing the requirement for visible hang tags and issuing no trespass orders as needed to address safety and access issues.
5. **Activities report provided by Tina Deane.** Tina discussed potential social events in the coming months and invited everyone to the Annual Meeting in September, where the Board provides fried chicken and members are invited to share a side dish.
6. **Membership report provided by Mary Kay Goldschmidt.** Mary Kay provided an update about the upcoming Board election. Three Board members are up for reelection: Jennifer Carroll, Brian Snyder, and Sara Johnson. Membership has received bios for new candidates, and ballots have been mailed. There are more Board vacancies than candidates. She urged community members to consider joining the Board.
7. **Legal and Insurance report provided by Sara Johnson.** Since the resignations in the last meeting, Sara contacted legal counsel, updated them about the composition of the Board, and discussed the vacancies and how to move forward. Counsel advised that our plan to hold elections and fill the board at the annual meeting complies with HOA law. Once the new Board is formed after the election, Sara will work with the attorneys to conduct orientation and training so that everyone knows their responsibilities.

8. **Old Business.**

- a. **Dam Certification.** Reported above.
- b. **Fishing Pier.** Discussed as part of Safety and Services report.
- c. **Picnic Tables.** Thank you to Wesley for replacing the tops of the picnic tables.
- d. **Playground area.** Discussion of removing weeds and replacing gravel with volunteer labor.
- e. **Beavers.** Private homeowners have been trapping beavers on their properties. If beavers start building over the spillway, the Board will need to act.
- f. **Geese.** The Board discussed the results of its experimentation with various geese deterrents. The sand scraper and the buoy with the light do not work. The Board voted in favor of selling the ineffective equipment, if possible.
- g. **Newsletter.** The Board discussed getting the latest newsletter up on the website.

9. **FY 2025 Budget and Assessments.** After a discussion and modification of several line items in the draft budget, including dam inspection (\$3,200 ultimately allocated), lake testing (\$1,500 ultimately allocated), and roads/snow removal (\$23,237 ultimately allocated), the Board unanimously voted to approve the FY 2025 budget totaling **\$82,365** (see attached) and an annual assessment increase of **10%** (from \$218 to \$239.80).

10. **Other New Business.**

- a. **Gate.** The Board discussed the problems with the gate since losing internet service at the beach. The Board decided to wait until the spring to see if Firefly would be installed before making changes.
- b. **Annual Meeting on 9/28/24.** The Board confirmed the date for the upcoming Annual Meeting and encouraged community members to attend.