

Meeting: GAPOA Special Board Meeting

Date: September 12, 2025

Time: 6:00 p.m.

Venue: Lake Pavilion

Board Members Present:

Sara Johnson, Brian Snyder, Debbie Baugher, Tina Deane (by telephone), Derek Arnold, Michelle Clark

Community Members Present:

D. Julin, Trish McGuire, Debbie Turck, Fred Turck, Anthea Haselden, Wesley Baugher, Wendy Evans, Phil Kleinneinz, Tanya Kleinneinz

- 1. Call to Order:** Interim Chair Sara Johnson called the meeting to order and introduced herself as Interim Chair in light of Jennifer Carroll's resignation since the last meeting. She also noted that Lynn Czysz had resigned from the Board. She outlined the purpose of the special meeting: to discuss and approve the proposed 2026 budget. She thanked the community for the input provided at the July 12, 2025, meeting. As a result of the input, the Board delayed action on the budget so that they could conduct additional research before proceeding. She confirmed a quorum of the board was present at the Special Meeting to vote on the budget.
- 2. Review Special Meeting Procedures:** The Interim Chair explained that the meeting would be limited to the topic of the budget, consistent with the Special Meeting provision in the bylaws. She explained that she would review the revised proposed budget, take questions and comments from the Board, and then take questions and comments from the community. After hearing all input, the Board would make any amendments to the proposed budget and then vote to adopt it.
- 3. Action on FY 2026 Budget:** The Interim Chair started with an overview of the revised proposed budget. She explained that the Board did not spend all of the money that was budgeted in the last fiscal year, and that there were a number of reasons for the \$34,000 surplus. There were multiple transitions on the Board. Some projected expenses from FY 2025 will still occur in FY 2026, but were delayed. The Interim Chair also highlighted that the July meeting surfaced some significant governance needs for the association. With some of the transitions on the Board, there are tasks that volunteers used to perform that are now operational gaps. There were hardworking volunteers on the Board who spent a lot of time on Board business, including filing liens and collecting debts. Board transitions and vacancies have highlighted a need for professional services that the association has not contracted for in the past. The Interim Chair explained that the association is limited to a 10% increase in assessments each year. In light of the surplus from FY 2025, the Board was not proposing an increase in assessments for FY 2026. The Board was proposing instead to allocate some of the FY 2025 surplus to new expenses and some to the reserve. The Interim Chair then reviewed the proposed income and expenses in the proposed FY 2026 budget. **(Appendix A)**

Board discussion on the proposed budget covered (1) rationale for increased dam expenses, (2) debt collection expenses and anticipated income, (3) interest income from the reserve, (4) maintenance expenses for the gate, (5) water quality testing expenses, (6) new expenses in legal and professional fees, including a financial audit, (7) whether to do the reserve study in-house or with a contractor, (8) the rationale for the \$10,000 allocated for repair of Tall Pines, (9) using a licensed CPA to file taxes, (10) reasoning for increased office and software expenses.

The Interim Chair then invited comments from the community. One member requested that the Board resume publishing a newsletter. The former member who handled debt collection explained how she did it, and why she thought the Board should not contract that function out. The Interim Chair expressed gratitude for the former Board member's service and volunteerism, and expressed interest in finding a new solution, such as hiring her to perform some of the functions she used to perform as a volunteer. The Interim Chair also noted that the current Roads Chairman is volunteering a great deal of labor that would also be a large expense for the association should he stop volunteering. She noted that volunteerism is honorable, but opined that the Board could not count on it as a governance matter. One community member inquired about historical water quality. Another asked for more details on legal and professional services, and commented that road work should be expanded to include the brush on the side of the road.

The Board then considered several motions to amend the proposed budget. (1) Brian Snyder made a motion to conduct the reserve study internally, Debbie Baugher seconded it, and the motion passed with four members in favor and two (Sara Johnson & Derek Arnold) against. (2) Sara Johnson made a motion to increase the income from prior year assessments from \$1,250 to \$6,000 to bring the total income to \$99,390; and to change expenses as follows: increase gate software and maintenance from \$1,000 to \$1,500, increase bathhouse and beach maintenance from \$2,000 to \$2,300; reduce trash removal from \$150 to \$125; reduce the bookkeeper from \$2,500 to \$2,000; increase postage from \$400 to \$600; eliminate the \$3,000 for the reserve study; to move the \$2,7811.77 from building reserve to miscellaneous; and to put any remaining balance in miscellaneous as well. Michelle Clark seconded the motion, and the Board voted unanimously in favor. (3) Debbie Baugher made a motion to pass the amended proposed FY 2026 budget, Derek Arnold seconded the motion, and the Board unanimously passed the budget.

4. **Adjournment.** The Interim Chair congratulated the Board for passing a budget and committed to bringing copies to the Annual Membership Meeting the following day. The Board voted to adjourn at 7:32pm.