

## **Minutes of the July 19, 2014 GAPOA Annual Membership Meeting**

1. Chairman Russell Wright called the meeting to order at 10:05 a.m. on July 19, 2014 at the Lake Pavilion. GAPOA Board members present: Debbie Baugher, Marco Handy, Brian Snyder, Angela McClennan, Fred Turck, Debbie Turck, and Chairman Russell Wright.
2. After verification of a quorum, Debbie Turck presented a summary of the meeting minutes from the Annual Membership meeting held on July 20, 2013. A copy of the entire minutes was distributed to all those present. Fred Turck motioned to accept the minutes as presented and Angela McClennan seconded. All voted in favor and the meeting minutes from July 20, 2013 were accepted.
3. Chairman Russell Wright presented a report of accomplishments for the past year to include:
  - a. Collecting unpaid assessments.
  - b. Roads improved and extra gravel was purchased last year.
  - c. A detailed audit was performed.
  - d. An addition to the bath house was completed to store equipment and GAPOA records so that the records will be in a central location.
  - e. All financial records have been transferred to QuickBooks on line.
  - f. GAPOA transitioned to a Business Trust to be in compliance with the Code of Virginia.
  - g. Disclosure documents have been revised and updated and rules and regulations had been updated.
  - h. Established the use of hang tags instead of stickers for vehicles access to the beach/pavilion area.
  - i. Installed a new Greene Acres sign on Turkey Ridge.
  - j. Improvements made at the mailboxes to include landscaping and lighting.
4. The following committee reports were presented:

**Roads Committee Report:** Brian Snyder reported that over \$19,400 had been spent on roads last year to include \$16,250 on 38 loads of gravel and \$1,000 on snow removal. \$1,900 had been spent on commercial grading and ditch cleaning. In the next few months, there are plans for additional grading work to improve the slope of the roads.

**Environmental Committee Report:** Fred Turck reported that the mailbox beautification project had been completed. The board had approved \$750 towards the project and \$350 was received in donations. There is approximately a balance of \$340 in the project account. He stated that he had responded to several concerns of property owners and requests throughout the year. He stated that hopefully there would be a Fall cleanup project and maybe members would be willing to adopt a section of the road near their house to help with debris and litter pick up. He had spoken to the Sheriff's office concerning their Neighborhood Watch program and is in the process of scheduling a meeting with the Board and the Sheriff's office to see if a program can be established for GAPOA. The Sheriff's office also offers a Kids ID program. The testing of the

dry hydrant was completed prior to the meeting on this date and Fred reminded owners to check with their insurance companies to see if they provide a discount. Fred also stated that boat rack rental fees had been established which had cleaned out a lot of boats that were being left there and not used. In July 2015, the boats not claimed would be auctioned off.

One member asked at this time about how often the edge of the road is cut and Brian Snyder responded that it was scheduled for twice a year but that he would look into it to see what the cost would be to have it done more often.

Member Virginia Thompson asked why there weren't any Board members present at Kitty Stever's funeral. Most Board members responded that either they didn't know her or were not aware of her funeral.

**Treasurer's Report:** Debbie Turck provided the Treasurer's report that detailed revenue received and expenditures. Members present were provided a copy of the report to review. Revenue had been projected at over \$71,000 and \$66,000 was received. Expenditures had been projected at over \$68,000 and \$86,000 was expended. The balance of the checking account as of June 30, 2014 (end of fiscal year) was \$31,136.13 and the savings account balance was \$92,716.56. Russell Wright made the motion to accept the Treasurer's report and Angela McClennan seconded. All voted in favor. Treasurer's report accepted.

**Legal and Insurance Committee Report:** Angela McClennan provided the update on the status of GAPOA actions as they are guided by the statutes and laws of Virginia. The reserve/savings fund is required by law. The main task that she has undertaken this past year was to bring GAPOA into compliance with the Code of Virginia by transitioning to a business trust. This process took a great deal of the budget due to the legal advice and instructions required. Angela stated that in the next week, the process will begin to sue those who are in arrears to start the collection process of assessments in arrears.

Member Thompson asked about those people who are on fixed income. Debbie Turck responded that several people had contacted the Board and asked for extensions and payment programs due to their situations and they had been accommodated and were able to pay their assessments. Some people that were paying but then stopped had been contacted repeatedly but had not responded, so the only recourse was to file liens on their property.

**Safety and Services Committee Report:** Marco Handy stated that additional paint will be purchased to paint the older part of the bath house to match the new addition. He stated that the boats that are unsecured are a liability for GAPOA; therefore, all unclaimed boats had been secured. He stated that they are hoping to repair the pavilion area next year depending upon the funds available. Marco stated that you have to have a gate swipe card and hang tag to be parked in the beach area. If you have a guest, the owner is responsible for them and if the guest violates a GAPOA rule, the owner will be fined. Alcohol is permitted in the pavilion to pier area only and no glass containers of any kind are allowed anywhere. The bath house additions were completed under the budgeted amount for \$7,300 and \$3,850 from a dam grant were used to

pay for more than half of the cost. There were additional repairs made to the bath house as some of the older pipes had burst during the winter and had to be replaced.

**Membership and Nominating Committee:** No report.

5. Chairman Russell Wright asked for any unfinished business for discussion. None to report.
6. Chairman Russell Wright asked for any new business and comments from members present:  
Kyle Wormuth: Asked that a Committee for a playground be established to see if one could be installed.  
Eddie Medeiros: Stated that he does not like the rope between the posts that separates his property from the GAPOA area and would like to see the rope removed but the signs were all right with him.  
Virginia Thompson: Asked about a sign at the mailbox that identified the area as private GAPOA property to see if it would help to keep non residents from entering.  
Fred Allen/Russell Wright: Discussion ensued concerning fireworks and Russell Wright made the comment that he would like to see a ballot issue sent out to members to see if they would like the Board to pursue a fireworks display on the 4<sup>th</sup> of July. This way it would insure that that the people conducting the display were certified, had obtained permits by the County, and had the required liability insurance required by the State.  
John Ferritto: Stated that there is a gold/tan car that goes by with loud music blaring. He was asked to see if he could get a license plate number so that it could be turned into the Sheriff.  
One member reported concerns about repeated gunfire in the area and Russell Wright commented that they should call the Sheriff's office in case someone is in danger.  
One member reported of vehicle passing one another on the roads at high speeds. Again it was commented that members should try to obtain as much information about the vehicles including license plates so that they could be reported.
7. Election results were presented by Debbie Baugher:  
Debbie Turck – 76 votes  
Angela McClennan – 74 votes  
Russell Wright – 62 votes  
James Divine – 16 votes.  
Therefore, the top three candidates were voted in as Board members for the 2014-2017 term.
8. At this point, Chairman Russell Wright called for an adjournment. Debbie Turck motioned for adjournment and Marco Handy seconded. All voted in favor and the meeting was adjourned at 11:30 a.m. and followed by a picnic lunch.