

**Meeting: GAPOA Regular Board Meeting**

**Date: February 4, 2023**

**Time: 10:00 AM**

**Venue: Virtual/Call in T. 425 436 6321 participant code 8850437**

**Present: Fred Turck, Anthea Haselden, Debbie Turck, Kaci Cobb, Brian Snyder, Tina Deane, Mary-Kay Goldschmidt, Dr. Mike Casteel (Lake Monitoring), Al Hodge, Terry Hodge, Trish McGuire**

**Absent: Debbie Baugher – proxy vote to Debbie Turck; Jennifer Carroll**

Chair Fred Turck explained the rules for the virtual/call-in meeting.

**1. Chair Fred Turck called the meeting to order at 10:00 AM.**

Secretary Anthea Haselden confirmed a quorum.

**2. Minutes of the previous Board Meeting on November 19, 2022,** read by Secretary Anthea Haselden.

*Debbie Turck motions, "that minutes from the previous meeting be accepted". Tina Deane second motion/Motion carried.*

**3. Treasurer's Report** presented by Debbie Turck. The budget report is posted on the website prior to the meeting. Collected \$5,500.00 in revenue (mostly due to late fees and arrears). Expenditure is on track as expected. Assessment dues notices will be mailed on February 6, 2023. Online payment is available through the website with a \$6.00 processing fee for the web host charges. PayPal has a higher fee, so will not be available as informed in the assessment notice. An update of the online payment option will be notified through the website and newsletter. Hang tags for beach access will be mailed with assessment receipts. Currently, there is a 6% delinquent rate. MK Goldschmidt asked if the assessment notices could be emailed. To date, they are sent via USPS. Tina Deane asked about the purchase from Walmart. Office supplies were purchased.

*Anthea Haselden motions, "that the Treasurer's report as presented be accepted".*

*Mary-Kay Goldschmidt second motion/Motion carried.*

**4. Roads Report** presented by Brian Snyder. Wesley Baugher thanked for ongoing road work. Seven out of the ten pails of *Aquaphalt* have been used on Tall Pines Rd potholes. Gravel has been spread where most needed. With winter weather thawing, the season for potholes continues, and Brian requests drivers to continue being patient. Please contact Brian if you have any roading concerns.

**5. Safety and Services** report presented by Kaci Cobb. Internet options have been investigated. After a brief discussion amongst those present, it is decided an internet source will be investigated closer to when the beach opens for the summer season (Memorial weekend start date).

**6. Environmental Report:** Brian asked about the status of property GIS Map ID: 27A 4 18. There is a court case the Greene County Health Department set for Wednesday, February 8, 2023, for county code violations. Dr. Mike Casteel expressed his concern a document he wrote regarding testing along a creek in this area, was passed onto the County when the report was for the GAPOA board's records. Brian suggested yard cleanup and junk car removal be addressed. There is minimal clout the board has with violations. Environment Chair and Legal Chair will look at changes to the complaint process, and report to May 20, 2023 board meeting.

**7. Lake Monitoring report** presented by Dr. Mike Casteel. Reminded the meeting the 'swimming season' typically spanned Memorial day to Labor day. Is currently keeping an open mind after reviewing a water company, a source provided by a property owner, who does lake testing. Mike discussed the merits of the field test kits for measuring the toxin levels of the lake algae present. There was an incident cited by the VA Department of Health in the Shenandoah River, with bottom-dwelling algae making its way to the surface. Mike will reach out as this phenomenon could be related to GAPOA lake algae 2022 'swimming season'. Fred asked if the testing will meet the budget set, which Mike reassured it will. The plan can now be revised going forward for 2023 with no additional costs involved. Fred will complete the application for a grass carp application and permit. Forecast end of March/April for the carp to be released in the GAPOA lake. Property Manager Wesley Baugher and Fred will fix the spillway to prevent the carp from escaping during flooding.

8. **Activities report** presented by Tina Deane. A big thank you to everyone who participated and donated to the "Spooky Parade". Planning has started for a movie night/picnic fare. The Activities budget has not been used yet. Ideas are still being discussed.
9. **Membership report** presented by Trish McGuire. During her visits to 'meet n greet' new owners, Trish shared a lot of people are feeling isolated. Following up on this, Trish ran an unofficial poll on Facebook offering suggestions for social events for the GA community to connect the "GAPOA family". Fred thanked Trish and suggested Tina and Trish get together. Community social events do not need board approval, but the board always supports community events. Debbie Baugher manages the pavilion bookings.
10. **Legal and Insurance report** presented by Mary-Kay Goldschmidt. Nothing new to report for this meeting. Currently working on some items to be presented to the May 30, 20
11. **Old Business:**
  1. Painting of mural on bath house – Kaci informed the meeting she will no longer continue with this project. Fred thanked her for her input. The Property Manager will be asked to paint the exterior when weather permits.
  2. Bath House electrical – Upgrade estimated cost \$1,800.00. Wiring and meter box to be installed.
  3. Dam Certification – another engineer has been assigned to GAPOA's dam certification. All required information has been submitted, and now waiting for the quote.
  4. Entrance signs – entrance signs have been ordered. The mailbox trial with numbers did not test well in wet weather. These will now be printed in commercial-grade material. Hang tags for the lake access have been ordered.
12. **New Business:** None presented.
13. **Members' Comments:** No comments from any attendees.

*Fred Turck directs, "that the GAPOA regular meeting goes into recess for the GAPOA board to attend an Executive Session".*

Mary-Kay Goldschmidt leaves the meeting.

**GAPOA Regular Meeting recessed** to move into Executive Session: 11:15 AM

**GAPOA board Executive** Session to recess and reconvene at GAPOA regular meeting 11:40 AM

Board reported executive session discussed GAPOA governing documents and alleged violations, to be determined at a hearing scheduled for a date in March 2023.

**GAPOA regular meeting closed, 11:48 AM**

The next GAPOA regular meeting is March 20, 2023 at 10:00 AM to be held at the lake pavilion.