

Meeting: GAPOA Regular Board Meeting

Date: November 19, 2022

Time: 10:00 AM

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

Present: Fred Turck, Jennifer Carroll, Anthea Haselden, Debbie Turck, Debbie Baugher, Kaci Cobb, Brian Snyder, Mary-Kay Goldschmidt, Dr. Mike Casteel (Lake Monitoring), Al Hodge, Terry Hodge, Trish McGuire, Wesley Baugher (Property Manager), Doug Price.

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

1. Chair Fred Turck called the meeting to order at 10:01 AM

Secretary Anthea Haselden approved the quorum.

Board members introduced themselves, followed by meeting attendees.

2. Minutes of the previous Board Meeting on July 16, 2022, read by treasurer Debbie Turck.

Debbie Baugher motions, "that minutes from the previous meeting be accepted". Jennifer Carroll second motion/Motion carried.

Fred Turck requests the agenda to be edited to include in NEW business: 1. Top Ridge/Turkey Ridge roads damage; 2. Grass Carp, 3. Dropbox. Agenda edited to include in OLD business: 1. Mural at bathhouse; electrical box at bathhouse; mailbox and entrance signs.

Anthea Haselden motions, "that additions to the agenda as listed above are accepted". Debbie Baugher 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 \$3400.00 in revenue (mostly due to late fees and arrears). Expenditure is on track as expected. A building fee of \$2,400.00 was refunded at the request of a lot owner. Mary-Kay Goldschmidt asked what the fiscal year dates were. Debbie Turck replied from July 1, 2022, to June 30, 2023.

*Debbie Baugher 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. There is an updated report on the website. With winter weather it is now the season for potholes and request drivers be patient. Ten *Aquaphalt* buckets were purchased for Tall Pines. They will be used as needed. Road projects previously planned have been completed. Fred Turck reminded people not to park on side of the GA roads, as well as have trash cans removed from the roads to enable efficient snow removal. Brian Snyder stated the roads are not pre-treated or salted. Brian reviewed a request that a fully laden flatbed truck was regularly using the Turkey Ridge/Top Ridge intersection as a turning bay and was causing damage to GAPOA road. Investigations indicated no road damage, and Brian said there is no weight limit on either road. Turkey Ridge Rd. is county/state maintained. The complainant may choose to go to the county about potential ongoing issues with this matter. Debbie Baugher said a new sign for Stephanie Street has been replaced by the Greene County zoning officer.

5. Safety and Services report presented by Kaci Cobb. Beam internet is leaving GA on November 30, 2022, and requests direction if the board wants to continue with the internet at the lake, and if so what plan would be preferred. Discussion ensued.

Fred Turck motions, "that Kaci Cobb investigates and obtain a hot spot internet service for the pavilion and beach area as a temporary plan (until Firefly connects), with Brian Snyder as liaison" Debbie Turck second motion/Motion carried.

6. Environmental Report: Brian Snyder investigated information regarding a Greene County-permitted renovation to a property (Map 27A 9 38). Brian recommends no further action be taken as a fee cannot be assessed because no square footage was stated on the permit. Fred Turck tables this issue to the Executive Meeting.

Anthea Haselden motions, " that the matter in discussion be moved for further discussion to the Executive Session November 19, 2022". Mary-Kay Goldschmidt second motion/Motion Carried.

Brian Snyder leaves the meeting and gives his proxy vote to Debbie Baugher.

7. **Lake Monitoring report** presented by Dr. Mike Casteel and Fred Turck. Fred spoke of the email received by a GA property owner about lake treatments being used in Culpeper. Mike Casteel reviewed a field-testing kit that will provide quantitative data on blue/green algae levels. This is help provide better data for lake warning conditions. With the colder weather, the emphasis is on data entry and research. Fred spoke on the danger of the lake icing over and reference to two dogs perishing when cashing geese on the frozen lake last winter. Mike also suggested no one swims in the lake now as it's too cold, even with a wet suit. Mike explained the ideal formula is, "air temperature plus water temperature must equal 100 (or above), to be suitable for swimming. This includes dogs.
8. **Activities report** presented by Jennifer Carroll. A spring event is being planned for spring 2023. No details to date.
9. **Membership report** presented by Debbie Baugher. Trish McGuire has delivered 18 welcome packs to new property owners since March 2022. Discussion ensued over marketing and upgrading the quality of the fridge magnets.
10. **Legal and Insurance report** presented by Mary-Kay Goldschmidt. Currently researching, Mary-Kay would like to present to the board a better approach to zoning and enforcement for rentals – would also like to review GAPOA insurance policies.
11. **Old Business:**
 1. Painting of mural on bath house - Kaci said she would present options to the spring meeting.
 2. Playscape staining and upgrade of rubber matting mulch – Kaci said deferred to spring.
 3. Electrical upgrade at the bathhouse – Property Manager to liaise with Fred Turck on this issue.
 4. Engineering company Fred was consulting with will no longer work with GAPOA. Fred has been referred to a Charlottesville company, and currently waiting on a proposal and cost. Currently, there is one year left on the temporary certificate. Fred will hand it over to Kaci (Safety and Services) once the contract is formed.
 5. Entrance signs and mailbox signs – entrance signs to be held over to another meeting. Mailbox numbers – Fred would like to trial Avery printed labels for minimal cost.
12. **New Business:**
 1. **Lake Gate:** Debbie Turck and Kaci Cobb met with the current gate company and reported that Cellgate (company) has poor customer support. Currently waiting on a new gate system, but this requires internet.
 2. **Grass Carp:** Fred Turck spoke on the environmental advantage of adding grass carp to the lake. He recommends GAPOA purchase more grass carp for the lake through the certified company "Solitude", an approved vendor in Virginia. 150 sterile 'triploid' grass carp, delivered to the lake, at an estimated cost of \$2,500.00. The board needs to apply for these, which Fred will oversee. The spillway needs to be secured to prevent carp from escaping down the spillway.
Debbie Turck moves, "that the GAPOA board purchase in Spring 2023, 150 triploid carp, and complete all required conditions". Debbie Baugher second motion/Motion carried.
 3. **Drop Box:** Jennifer Carroll presented a proposal for a drop box, where property owners could drop off their assessment dues. Discussion ensued pros and cons of this idea. Security was a major concern as well as location.
 4. **Bathhouse** closed for the season.
 5. **Winter safety** discussed.

13. **Members' Comments:** No comments from any attendees.

Fred Turck motions, "that the GAPOA regular meeting goes into recess for the GAPOA board to attend an Executive Session". Anthea Haselden second motion/Motion carried.

GAPOA Regular Meeting recessed to move into Executive Session: 11:40 AM

GAPOA board Executive Session adjourned and entered a GAPOA Board Hearing Violation Meeting: 12:00 PM

GAPOA Board Hearing Violation Meeting recessed to re-enter GAPOA board Executive Session. 12:26 PM

GAPOA board Executive Session to recess and reconvene at GAPOA regular meeting 12:44 PM

Board reported executive session discussed two items.

Debbie Baugher asked if there were any Christmas activities planned in GA. Response: nothing planned.

GAPOA regular meeting closed, 12:48 PM Next GAPOA regular meeting February 4, 2023 at 10:00 AM