

Meeting: GAPOA Regular Board Meeting

Date: February 12, 2022

Time: 10:00 AM

Venue: via Teleconference

Present: Debbie Baugher, Jennifer Carrol, Anthea Haselden, Debbie Turck, Kaci Cobb, Fred Turck, Brian Snyder, Tina Deane, Mike Casteel, Leslie Casteel, Phil Casteel, Joann Casteel, Al Hodge, Terry Hodge, Trish McGuire, Karen Hall, Jason Little, Lydia Price, Doug Price, Jeff Zulli, Minh Ta

Absent: Craig Taggett

Fred Turck explained to attendees, who had used the dial-in information posted on the website and advertised in the assessment invoices mailed to property owners on February 4, 2022, how to use the system for the meeting.

1. **Chair Debbie Baugher** called the meeting to order 10:03 AM
Secretary Anthea Haselden approved a quorum was present.
Debbie Baugher asked attendees to briefly introduce themselves to the meeting.
2. **Minutes of previous Board Meeting November 13, 2021** (Unratified minutes were published on GAPOA website) read by the board secretary.
Fred Turck motions the minutes from the previous meeting be accepted. Brian Snyder second motion/Motion carried.
3. **Treasurer's Report** presented by Debbie Turck. The budget breakdown was uploaded onto the GAPOA website and will be removed after the meeting for privacy reasons. Printed copies are available on request. Assessment notices sent February 4, 2022, to lot owners. Assessments to be paid by March 15, 2022, before late fees incur. On receipt of payment, hang tags will be issued. Expenses are on track. Unexpected cost incurred for the lake gate upgrade (from 3G to 4G system).
Anthea Haselden motions to, "accept Treasurer's report as presented". Fred Turck second motion /Motion carried unopposed.
4. **Chair Report** presented by Debbie Baugher. The board are currently having a series of working meetings to update GAPOA Rules and Regulations to be more current. Any changes to GAPOA bylaws require membership vote. The process for these steps were explained.
5. **Road's report** presented by Brian Snyder. Road's report updates available on the GAPOA website, with projected roads maintenance and time frame for remediation. Al Hodge has been marking culvert pipes. Additional funds for gravel were granted. Thanks to Property Manager Wesley Baugher for snow plowing and extra road remediation during the thaw. Road's budget is now depleted with next budget cycle starting in July 2022, extra funds appear to be negligible.
6. **Safety and Services report:** Fred Turck spoke on behalf of Craig Taggett (absent). It was reported two dogs were loose and ended up on the lake ice. Sadly, one perished and the other dog was saved. Greene County Animal Control is handling the incident.
7. **Environmental report:** Fred Turck reported no new construction to date. Noted six homes have been built on Top Ridge since 2015, highlighting growth in the community. Discussion re: Tall Pines property (specifically map ref 27A 1 17) to be secured by March 1, 2022, before the board considers next steps for the property to be cleaned at owners' expense.
8. **Lake Monitoring report** presented by Dr. Mike Casteel. Algae blooms were persistent into November 2021. Although Algae blooms and *E. coli* presence is 'natural', the issue is the impacts/occurrences/trends potential risks to lake users. Ongoing focus of tests to monitor how the lake is changing, which includes temperature testing over winter months. Mike attended virtual seminar on lake quality management, and an upcoming 16-week professional development course is being considered by the board for Mike to attend.
9. **Activities report** presented by Tina Deane. The committee is currently defining the 2022 calendar which will

include three main events and a spring event. Further information will be available on the website and social media when available. Line item for events will be added to next budget meeting.

10. **Membership report** presented by Debbie Baugher. Welcoming Committee will now be under Membership. Trish McGuire has volunteered to be the greeter to new residents, with Debbie Baugher. Debbie Baugher thanked Lydia Price for establishing the welcome packs, and her commitment to the community.
11. **Legal and Insurance report** presented by Kaci Cobb. Only one attorney has returned initial inquiries to date. Board will continue search to acquire a local attorney conversant on POA/HOA laws within the local identity.
12. **Old Business:** New mailboxes have been installed and solar lights added. Playscape being assessed (Safety Committee to oversee). Continuing issues with lot on Meadow Drive (Map ref 27A 4 18). Health department has visited site. Safety Committee to convene with Mike Casteel to test water runoff into the creek from this lot.
13. **New Business:** Ongoing issues with dogs running loose. Board working meeting currently working on the wording of the governing documents to reflect the 'intent'. The board recently held a dispute hearing over dogs attacking other animals and safety threat to people. Focus is on owner responsibility. Brian Snyder reminded the meeting; the board cannot respond unless an official complaint is submitted to the GAPOA board. Fred Turck asked Roads Committee to document any encroachments to right of ways. Lake Testing plans – to be brought to the GAPOA board next meeting. Next regular GAPOA board meeting will be in-person at the lake. Discussion on acquiring, and value versus cost to use an account for future Zoom meetings. Reminder assessment dues have been mailed to property owners. Treasurer Debbie Turck asked anyone who has yet to receive their notice, to contact her. The assessment dues are GAPOA's only income received.
14. **Members Comments:** *Doug Price* thanked Roads Committee for the work on Top Ridge. *Phil Casteel* thanked the board for their work. *Minh Ta* thanked Mike Casteel for his work on the lake testing. *Karen Hall* spoke of the constant trash on the roads and asked for orange trash bags. She will volunteer to fill if someone could haul them away. Property Manager will pick up the bags and Environment Committee (and community), will assist. *Kaci Cobb* suggested an activities project for community cleanup day. This is usually in line with Earth Day. Further discussion ensued.
15. **Next regular scheduled GAPOA board meeting:** Saturday May 14, 2022, to be held at the lake pavilion at 10:00 am. There is no agenda for an Executive Meeting to be held.
Fred Turck motion "the board adjourns the meeting". Debbie Turck seconds Motion/Motion Carried.

Meeting adjourned approximately 11:35 am.