

Meeting: GAPOA Regular Board Meeting

Date: May 14, 2022

Time: 10:00 AM

Venue: GAPOA lake pavilion

Present: Debbie Baugher, Jennifer Carrol, Anthea Haselden, Debbie Turck, Kaci Cobb, Fred Turck, Brian Snyder, Tina Deane, Craig Taggett, Dr. Mike Casteel (Lake Monitoring), Al Hodge, Terry Hodge, Michele Clark, Pat Boyle, Mike Edmister, Wesley Baugher (Property Manager).

Commented [AH1]: Amended 7/16/2022 to correct spelling "Carroll"

1. **Chair** Debbie Baugher called the meeting to order 10:00 AM

Secretary Anthea Haselden approved quorum.

Board members introduced themselves, followed by meeting attendees.

2. **Minutes of previous Board Meeting February 12, 2022**, read by the board secretary.

Fred Turck motions minutes from the previous meeting be accepted. Debbie Turck second motion/Motion carried.

3. **Treasurer's Report** presented by Debbie Turck. Budget printout attached. Gate maintenance pushed budget over by several thousand dollars. Roads' budget was buffered by funds from unexpected income.

Fred Turck motions to, "accept Treasurer's report as presented". Anthea Haselden second motion. Motion carried.

4. **Roads Report** presented by Brian Snyder. Wesley Baugher was thanked for extra work after the storm previous night. Additional funds now available due to new builds. Twelve (12) loads of '51' gravel has been spread. Drain/Culvert issue Robert's/GARS now remediated. There is a challenge to decide best use of the limited funds available for the required road upkeep. GARS and Top Ridge will be graded this week. More gravel on the roads is required. One (1) load of gravel = \$450.00. The loop roads (GARS and GARNs) will need \$22,500.00 (estimate due to pricing fluctuations). The budget for roads is too lean. To get the roads up to spec, there would need to be a \$200.00 per property added charge – this is not feasible due to laws and covenants. Brian Snyder said it's frustrating and hopes for budget adjustments.

Commented [AH2]: Amended 7/17/2022 to correct grade "57"

5. **Safety and Services** report presented by Craig Taggett. Roaming dogs continue to be a problem and owners are reminded of their responsibility to confine their pets to their own property. Greene County leash law applies in Greene Acres. Extra trash is very noticeable of late. Fred Turck added as there is more bear activity, trash bins and bird feeders etc. should be secured/stowed inside, especially overnight. There is concern of potential contamination being dumped into GAPOA drains from Lot 27A 4 18 on Meadows Lane. Craig and Dr. Mike Casteel will do testing to confirm.

6. **Environmental Report:** Debbie Baugher thanked everyone who helped on clean-up day (April 9, 2022), specifically picking up trash, and work on lot 27A 1 17. Fred Turck said the lot owner will be billed for the cost incurred. They had been notified of the boards intentions to do this. Debbie Turck wrote 'Thank You' notes to all who volunteered. Fred Turck said \$5,000.00 bond is to be returned to lot owner on Top Ridge Lot 27A 8 24. Oil slick reported near cypress tree plantings on GARN. Most likely this was bacteria growing in soil and considered a natural phenomenon (Mike Casteel confirmed). Report of the beavers having returned to construct their dam near the dam overflow culvert.

7. **Lake Monitoring report** presented by Dr. Mike Casteel. He has attended two lake society meetings since last lake update. Memorial Day to Labor Day is the period of most activity on the lake with swimming and watercrafts. Toxic bacteria and algae will be monitored. Mike showed the meeting a map of the 14 sites around the lake he will use for monitoring. Proposal presented to the board for *E. coli* testing at the beach area. This would provide data to indicate safety for swimming at the beach area. The test equipment is inexpensive, and Mike demonstrated the testing process to the meeting. There is confidence GAPOA lake management is heading in the right direction and focus should be on a long-term plan. Once lake quality deteriorates too far, it is almost impossible to get it back to a safe level for recreation. Tina Deane asked what the cost will be for this plan. Although Mike's time is voluntary, the testing strips are approximately \$10.00 per strip. Fred Turck said initially the testing focus will be at the beach. Request to all lake users – if you see hydrilla (lake weed), PLEASE pull it out and dispose of it in the trash. Craig Taggett asked when the last fish survey was. Fred Turck said there have been reports of bass to be prospering well.

8. **Activities report** presented by Tina Deane. There are four seasonal events being planned. Next one to be hosted will be an end of summer 'bash'. More information later.
9. **Membership report** presented by Debbie Baugher. Membership and Welcome committee will be combined. Debbie read Trish McGuire's report (Membership committee greeter) to the board, sent via email. There is no budget for this committee, and any costs incurred will be discretionary.
10. **Legal and Insurance report** presented by Kaci Cobb. After extensive search, the law firms contacted have been unresponsive. GAPOA most likely will stay with current attorney in the interim. \$1,200.00 retainer fee is required annually.
11. **Old Business:** Property owner of Lot 27A 4 18 on Meadows Lane has not responded to GAPOA letter to remediate GAPOA rules and by-law infractions. No help from any of the Greene County government departments. Septic system being discharged from the property does not appear to be to county code. Debbie Turck suggested a letter to the lot owner and set a hearing date. This needs to be documented. Brain Snyder asked if Sheriff's Department has been involved due to suspected drug trading from the lot. The meeting was told Deputies have visited the lot four times in the past six months. Executive Meeting will discuss further details.
Craig Taggett asked members to be careful as gas is being stolen from property owners' sheds.
12. **New Business:** Anthea Haselden put forward a proposal to have the newsletters to be online only. Those who wish to have a printed copy would be able to request one (an 'opt-in', rather than an 'opt-out' deal). This would enable a saving of approximately \$1,300.00 per annum. This saving could be transferred to the Road's budget or other areas of higher priority to the community. Debbie Turck spoke of the cost break down to print and mail the newsletters. Fred Turck spoke of the problem of those choosing electronic versus printed copy. There would still be four newsletters per year, with a printed copy going out with the ballots. The July 2022 newsletter will promote the new format.

Debbie Turck motions, "The GAPOA newsletter to be published on the website only, every quarter". Debbie Baugher added to the motion, "Everyone is automatically opted-in electronically, unless opted-out". Jennifer Carroll second motion/ Motion carried.

Anthea Haselden asked the board for better access from the disabled parking sign (adjacent to the pavilion). The Safety Committee and Property Manager will investigate and propose a solution for the next meeting. Jennifer Carroll asked that Tina Deane be added to the GAPOA debit card, since she is the Activities Chair. Discussion ensued.

Jennifer Carroll motions, "to assign Tina Deane a debit card from the Greene Acres Property Owners Association United Bank checking account for the purpose of Greene Acres Property Owners Association required expenditure only". Fred Turck second motion/Motion carried unopposed.

Debbie Baugher announced the Annual Meeting on September 17, 2022, at 10:00 am will be held at the lake pavilion. The election ballots will be mailed during the first week of August. There will be three (3) board vacancies, all three-year positions. Debbie Baugher asked members to consider submitting their name and a short bio to be added to the ballot for the board vacancies.

13. **Members Comments:** Michele Clark offered help with board printing. Terry Hodge inquired about road's budget and if it could be increased. This will be deferred to the budget meeting in July 2022. Fred Turck mentioned boat rack extension, mailbox labels, and new signs for the beach, all to be considered in the budget meeting.
14. **Auction** of the advertised Fairwether kayak donated by a previous GAPOA property owner, with the proceeds going to the upkeep and maintenance of the playscape located at the lake. Fred Turck stated there was one sealed bid. Bidding commenced with members present. The final bid at fall of hammer went to Mike Edmister for \$200.00. Thank you to all who participated.

Debbie Baugher motions, "that the GAPOA regular meeting go into recess for the GAPOA board to attend an Executive Session". Jennifer Carroll second motion/Motion carried.

GAPOA Regular Meeting recessed to move into Executive Session: 11:20 AM

GAPOA Executive Session adjourned and returned to GAPOA Regular Meeting: 12:00PM

GAPOA Regular Meeting reconvened with matters arising from Executive Session:

Dr Mike Casteel will present to the board at a future date, a lake monitoring long term plan, including associated costs.

Property owner's request to revoke trespass order was granted, with conditions.

Property owner of Lot 27A 4 18 will be sent a letter to attend a hearing requested by the GAPOA board in relation to previously notified GAPOA covenant and/or by-law violations by the property owner.

No other business from Executive Meeting to report.

Next regular GAPOA board meeting: Saturday July 16, 2022, to be held at the lake pavilion at 10:00 am.

Jennifer Carrol motions, "the GAPOA regular meeting be adjourned". Tina Deane second motion. Motion carried.

Meeting adjourned: 12:15 PM