

Meeting: GAPOA Regular Board Meeting

Date: July 16, 2022

Time: 10:00 AM

Venue: GAPOA lake pavilion

Present: Debbie Baugher, Jennifer Carroll, Anthea Haselden, Debbie Turck, Kaci Cobb, Fred Turck, Brian Snyder, Tina Deane, Craig Taggett, Dr. Mike Casteel (Lake Monitoring), Al Hodge, Terry Hodge, Gill Garloff, Trish McGuire, Pat Boyle, Eric Bolton, Deborah Sheetz, Eddie Medeiros, Wesley Baugher (Property Manager).

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 May 14, 2022, read by the board secretary. Correction to last name to 'Carroll' (extra L), and gravel grade change from '51' to 57.

Debbie Turck motions, "that minutes from the previous meeting, with corrections as above, be accepted".

Craig Taggett second motion/Motion carried.

3. Treasurer's Report presented by Debbie Turck. Budget printout provided. Collected \$1,000.00 from pass assessment dues; arrears and building fees collected slightly over \$8,300.00. Rental fee collections have decreased as properties sold are now permanent residence. Hardship fund boosted by \$73.00 from accumulated round-up of assessment fees (no change given for cash payments). Road budget (\$23,000.00) actual \$34,000.00; Legal and Insurance remain same. Lake testing supplies have increased due to *E. coli* testing; gate maintenance increased because of the move from 2G to 4G system which incurred \$1,200.00 unplanned expense. Vendor breakdown \$75,000.00 operational cost. Reserve account \$125,000.00 at 2.9% occurring interest. This reserve account balance is below amount required by law, but efforts are being made to top up (refer budget for the 2022/23 fiscal year). No discussion from meeting attendees.

Fred Turck motions, "that the Treasurer's report as presented be accepted".

Craig Taggett second motion/Motion carried.

4. Roads Report presented by Brian Snyder. Wesley Baugher thanked for ongoing road work. Brian also thanked the board for the additional funds secured. There is an updated report on the website. Last six days the committee have inspected the roads, and report fourteen driveways have improper drainage. Brian will work with the board on how to address this. Twelve projects have been prioritized due to budget constraints. Overall, happy with the road status.

5. Safety and Services report presented by Craig Taggett. A report submitted to the GC Sheriff's office regarding the stolen STOP signs in GA. There has been a reduction of roaming dogs noted. Complaints of dog owners not cleaning up after their dog/s when walking around GA. Dog owners must pick up their dog/s poop and dispose in their own trash cans. Fishing lines and hooks have been left on the pier – the board need to discuss how to fix this ongoing problem.

6. Environmental Report: Fred Turck reported Dr. Mike Casteel's latest lake report on the website, and the NEW warning signs in effect. They are listed on the website, and signs for the lake are ordered. A lake monitoring plan presented by MC was accepted by the board. There have been no new build or renovation work submitted to the board.

7. Lake Monitoring report presented by Dr. Mike Casteel. Expect growth of everything (e.g., *hydrilla*, algae). Lake users may notice accumulations of algae at the lake surface – the carp usually uplifts these. Mike held up display panels to reinforce his observations of the lake management plan. Mike demonstrated how the *E.coli* testing is achieved. Fred Turck thanked Mike for his expertise. The board has purchased equipment for Mike to establish his '90-day base line testing' for *E. coli*. The lake will always be at CAUTION status, due to the natural environment.

8. Activities report presented by Tina Deane. A Summer Bash is currently planned for August 13th. After discussion there appears to be a conflict with the proposed date, so the Activities Committee will reconvene.

9. Membership report presented by Debbie Baugher. Trish McGuire has delivered welcome packs to new property owners. Owners delayed receiving their welcome packs was due to the 'flow down' effect from the Greene County

govt. on property ownership transfers. Debbie Baugher reminded the meeting the deadline for receiving nomination for the Board elections is July 31st, end of day. Ballots will be printed and mailed to property owners on the first week of August. To be counted, ballots must be returned and received by 10 am on Saturday September 17, 2022, by the Nominating Committee.

10. **Legal and Insurance report** presented by Kaci Cobb. No updates. Debbie Turck said two properties (Map Numbers: 27A 11 23, and 27A 7 25) have foreclosure notices.

11. **Old Business:** None presented.

12. **New Business:**

1. **Bathroom Mural:** Kaci Cobb put forward a proposal to paint a mural depicting Greene Acres on the side of the bathhouse (wall facing the lake). Debbie Baugher said concept sketches to be approved by the board. Members concerns include material costs, timeline, and upkeep (sealants). Kaci said she will present the concept plan to the Annual Meeting.
2. **Budget Planning for 2022/23 fiscal year** – printout supplied. Debbie Turck presented the proposed budget. There are 355 lots, and 317 pay assessments. Presently nineteen delinquents. Liens and judgements are placed on delinquents. The Reserve fund needs to be topped up. Dam inspection certification needs to be actively proceeded. Meter box in Bathhouse/Storage needs to be fixed immediately (safety issue). Entrance signs to community need replacing/fixing. Examples of signage presented by Fred Turck with approximate prices. Activities need to rely more on community contributions and donations (like the playscape donations). Discussion on the replacement or refurbishment of the picnic tables. Debbie Turck instructed the meeting to go line by line on the proposed budget. Adjustments made as applicable. See approved budget printout for details.

Brian Snyder motion, "that the proposed 2022/2023 fiscal year budget based on 10% assessment increase be accepted." Tina Deane second motion/Motion carried unopposed.

13. **Members Comments:**

- Mike Casteel explained the number of swimmers per day relates to number of acceptable levels of *E.coli* when asked about acceptable levels of potential contamination.
- Trish McGuire addressed the importance of the Activities Committee to the community. Asks for meetings to be held at the lake pavilion, and not out of the community, for more community members to attend.
- Jennifer Carroll asked about the auction items of the Annual Meeting on September 17, 2022. Details are on website.
- Eddie Medeiros asked the board to remove the chain fence between his property and GAPOA common property on the lake frontage. Mr. Medeiros chose to discuss this matter in open meeting. Discussion from the meeting covered: reason behind the fence and going forward how to remove the fence with all parties in agreeance.

Craig Taggett motions, "that the chain fence is removed, poles remain in place, and a cable goes across, with a trial period between August 1, 2022 to August 1, 2023".

Discussion to the motion continued. Mr. Medeiros granted permission for any board member access to his property (GIS Map Number: 27A 2 22) for security reasons.

Motion amended to include, " that the chain fence is removed, poles remain in place, and a cable goes across, with a trial period between August 1, 2022 to August 1, 2023, AND any board member for the purpose of safety and security has access to the property located at GIS Map Number: 27A 2 22), AND Safety and Security Committee Chair will decide if the violations have been revoked, or from a formal complaint from any property owner, with an evaluation on or near August 1 2023, unless this agreement has been revoked by property owner".

Jennifer Carroll second motion/Motion passed unopposed

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

GAPOA Regular Meeting recessed to move into Executive Session: 12:15 PM

GAPOA Executive Session adjourned and returned to GAPOA Regular Meeting: 12:30PM

GAPOA Regular Meeting reconvened with matters arising from Executive Session:
Dr Mike Casteel lake monitoring contract was presented and accepted by the board.
No other business from Executive Meeting to report.

Other business: Not on the agenda, but discussion covered:

- Planned activities for the community will be updated when available.
- Jennifer Carroll and Kaci Cobb volunteered to stain the playscape and any other issues related.

Next meeting: GAPOA Annual Meeting Saturday September 17, 2022, to be held at the lake pavilion at 10:00 am.
Jennifer Carroll motions, "the GAPOA regular meeting be adjourned". Debbie Turck second motion. Motion carried.

Meeting adjourned: 12:35 PM

On _____(date) board members of the Greene Acres Property Owners Association Board of Trustees reviewed and approved the _____(date) minutes as presented. Minutes were transcribed as shown, and prepared by:

(Signature)

Anthea Haselden
Secretary

Greene Acres Property Owners Association

(Date)