

**GAPOA Annual Meeting Minutes  
September 12, 2020**

The Annual Member Meeting was called to order by Chairman, Fred Turck at 10:00 am.

Fred introduced Officer Joel Sullivan, for a presentation on neighborhood safety, and the value of forming a Neighborhood Watch program, and GAPOA member Craig Taggett who is beginning the process of organizing the group. Officer Sullivan has over 20 years of crime prevention experience and is currently employed by the Greene County Sheriff's Department. Officer Sullivan encouraged GAPOA to form a Neighborhood Watch program and discussed the benefits of active crime prevention. Crime does go down in areas where neighbors are engaged and aware of what is going on around them. During the Q&A, there was discussion regarding the speeding on the roads, and what would make our speed limit enforceable. Officer Sullivan said VDOT approved speed limit signs, as well as an agreement with the county (which we believe is in place – need to research with the County Admin to find this document) would allow officers to ticket for speeding over 15mph. Discussion followed.

Fred Turck reminded us that one of the points about crime prevention – the trimming of vegetation around our homes to allow for visibility – is also a fire deterrent.

Mike Casteel gave the lake monitoring report, and clarified issues surrounding recent sightings of blue-green algae. It is present, signs are posted, might not be a good idea for dogs to swim when signs are up. Might need to test for e.coli during swim season in the future. Weather and rain play a large factor in bacteria and algae growth, and sometimes simply removing clumps of algae when it is noticed is the best solution. He reported that he has removed about 5 gallons from the lake so far this year. Discussion about the grass carp controlling the hydrilla – they are still the most environmentally sound and cost-effective solution for mitigation.

Annual Board meeting began.

Board Members present were Debbie Baugher, Debbie Turck, Lydia Price, Doug Price, Fred Turck, Cynthia Bruce, Anthea Haselden. Roll call was taken for members present, and a quorum was verified by Secretary Cynthia Bruce.

Minutes from the September, 2019 Annual Meeting were read, Doug made a motion to accept minutes as read, seconded by Lydia, minutes were approved.

Debbie Turck gave the Treasurers report, it was approved as submitted.

Committee Reports were submitted:

Environmental Control – Fred reported on the dam – we have 1 of 20 dams that are regulated. Due to the county being unable to carry out their required certification exercises for the dam, we fell out of compliance. To come back into compliance, we have gotten a temporary certificate and Fred is working to bring the dam inspections and certification up to date and in full compliance with all regulations. Discussion about that process ensued.

Safety & Services – Fred made note of the speeding issues discussed earlier.

Legal and Insurance Report – Committee Chairperson Rick Wilkinson was absent, Debbie Turck reported that there are 13 delinquencies which is very low, 4.9%. Letters of cease & desist are going out to the short term rental properties that are in violation of the covenants.

Roads – Fred reported that there are 13 cul de sacs, and 20 roads in the neighborhood and the committee has plans to make a list of priority work that needs to happen. Currently, the cul de sac at Top Ridge is under improvement so that emergency vehicles will be able to access and turn around at the end.

Activities – Lydia reported on activities from last year, and cancellations that occurred due to Covid. 4 welcome packets have been delivered recently.

Membership & Nominating – Election results were given by Debbie Baugher (counted by Committee Chairperson Debbie Baugher, resident Marco Handy, and Board member Doug Price, verified by Secretary Cynthia Bruce) Debbie thanked all those that ran, and results were: Carroll – 37 votes, Cobb – 28 votes, Deane – 50 votes, Goldschmidt – 31 votes, Key – 47 votes, Haselden – 67 votes, Taggett – 30 votes, D. Turck – 88 votes. Tina Deane, Anthea Haselden, and Debbie Turck were voted in as Board members.

New Business -

Discussion regarding home sales/transfers, bath house (will be closing at end of October).

Discussion regarding the short term rental rule was started by resident Carol Weiss, who is the owner of a rental property. Commented that often those owners using their property as short term rentals put in money and effort to maintaining their properties above that of typical rental homes. Commented that perhaps the Association should look into charging a rental fee per year, and having strict guidelines regulating STR's – make some money off of them for GAPOA, rather than just not allowing them. Discussion among those present. Fred reminded everyone that the rule currently in place was voted into effect by the GAPOA membership in 2016, it was not something that the Board did. It was agreed on within the community to not allow rentals for less than 30 days. Also, if the feelings in the neighborhood have changed, then there are guidelines for getting a ballot called on a particular issue.

There was some discussion regarding the overgrown vegetation at the stop sign on Tall Pines approaching the GARN/GARS intersection. Fred will look into the suggestion that we erect a 2<sup>nd</sup> sign or move the current one to the left side of the road for better visibility.

The Board then moved into Executive Session to discuss current complaints and legal issues.

Reconvened after Executive Session.

When the Board reconvened after the Executive Session, new Officers and Committee chairs were as follows:

Chairman – Fred Turck  
Vice Chair – Debbie Baugher  
Treasurer – Debbie Turck  
Secretary – Anthea Haselden  
Assistan Secretary/Treasurer – Cynthia Bruce

Activities Committee – Tina Deane  
Legal/Insurance – Rick Wilkinson  
Safety/Services – Cynthia Bruce  
Roads – Fred Turck  
Environmental Control – Rus Wright (to be confirmed)  
Membership/Nominating – Debbie Baugher

The meeting calendar for the coming fiscal year is as follows:

Regular Board Meetings – Saturday November 14<sup>th</sup> 2020 10:00 am (Lydia Mountain meeting room)  
Saturday February 13<sup>th</sup> 2021 10:00 am (location tbd)  
Saturday May 15<sup>th</sup> 2021 10:00 am (pavilion)  
Saturday July 10<sup>th</sup> 2021 10:00 am (pavilion)  
Annual Meeting – Saturday September 18<sup>th</sup> 2021 10:00 am (pavilion)

Meeting was adjourned at 1:50.