

MEETING: GAPOA Regular Board Meeting

DATE/TIME: Saturday, February 14, 2026, 10am

VENUE: LIBRARY

Board Members Present: Brian Snyder, Sara Johnson, Derek Arnold, Michelle Clark, Debbie Baugher, Gina Sensabaugh

1. **Call to Order:** Chair Brian called the meeting to order and verified a quorum.
2. **Approval of Minutes:** Sara read 7/12/25 meeting minutes with no comments. Sara read 9/12/25 meeting minutes with no comments. Board unanimously voted to approve the minutes.
3. **Treasurer's Report:** Debbie read the Treasurer's Report and noted that the assessments will be going out next week. Liens were discussed for additional procedures related to debt collection. Sara Johnson questioned the budget-versus-actual for taxes and licenses, noting a significant discrepancy. The board discussed the need for a more detailed breakdown of legal and professional fees.

The Board discussed the need to follow up on the Financial Audit with the Bookkeeper.

The Board discussed the website design to correct the fees currently charged for online payment, as well as separate invoices for boat rentals.

The Board discussed reviewing reserve fund investment options and proposals (including possible CD reinvestment) and preparing a proposal for how much to transfer into investment accounts.

The Board discussed removing prior individuals' access to Quicken and obtaining direct access to Quicken (call Quicken support as needed) to consolidate the bookkeeper role.

The Board considered preparing a written contract/agreement for the bookkeeper (Leslie) prior to the next board meeting with Leslie.

Homeowner Debbie Turck requested to visually view the banking statement, taxes, and checkbook register.

The Treasurer's Report was passed unanimously by all board members.

4. **Roads Report:** Brian thanked Wesley Baugher for patching the Tall Pines pavement and discussed the resurfacing contract for Tall Pines. Gravel will be delivered to Stephanie Street. Discussion of \$10k budget for contracting on Tall Pines
5. **Safety & Services:**
 - a. **Gate:** Scheduled for Maintenance. Will fix the gate this spring.
 - b. **Firefly:** Need at the pavilion for the gate to operate
 - c. **Hangtags:** The Board considered and rejected a proposal to stop using hang tags at the beach. Motion & Second to keep hang tags approved by Board Members. Michelle will work with Debbie on the hang tags for 2026
 - d. **Doors in bathrooms:** Wesley Baugher requested to install doors or stalls in the bathroom instead of curtains. He recommended removing the benches as well. Motion & Second to use up to \$500 from the bathhouse/beach maintenance budget to purchase and install spring-loaded bathroom stall doors to increase privacy (procure materials and install), approved by Board Members.
6. **Environmental Report:** Derek read his report, and copies were given to the board members and active homeowners who attended the meeting.

Sara reported she was working with the engineers to finalize and file the Emergency Action Plan (EAP) for the dam. She reported that she had circulated the updated draft and would coordinate the review with Wesley and Brian before the engineers submit the final EAP for regulators' review.

The board agreed to renew and file the permit to allow egg/nest destruction (predator control) and publicize the program to homeowners so nests can be located if present.
7. **Activities Report:** Tina Deane resigned. This position is open.
8. **Membership Committee Report:** No new business
9. **Legal & Insurance Report:** Sara stated that the Insurance has been renewed. The lawyers have completed the updated legal review. Sara recommended a training for the board in the fall.

10. **Miscellaneous:** Michelle's role will be up in September, and Derek's term is up soon. Karen Moore – homeowner, property discussion. Trustee listing of roles & descriptions. Boat Rack Fees.

Adjourned