



GNPCA GENERAL COMMUNITY MEETING MINUTES

Minutes from the GNPCA FALL Community Meeting –Saturday, Sept 11, 2021

The neighborhood social began at 1pm

The meeting began at 1:40pm.

In attendance:

Mary Chris Schueren, Steve Schueren, Karen Socie, Karen Westcott, Lisa Driscoll, Steve Driscoll, Susan LaBattaglia, Len LaBattaglia, Jen Thompson, Joyce Meers (and Joe LNU), Bob Virgin, Evelyn Virgin, Michelle Duke, Carol Ross, Nancy Curtis, John Curtis, Jeff Pepin, Lizanne Pepin, Dave Bender, Dan McFadden, Maira McFadden, Teri Balog, Jack Balog, Lee Townsend, Sharon Townsend

Introduction and Remarks – Steve Driscoll/President recapped the following agenda items

- a. Mission of GNPCA
- b. Continuation of Steve Schueren's initiative regarding derelict properties
- c. Improving GNPCA's online presence
- d. Acknowledgement of individual whose efforts have improved the community and save the association significant costs.

Secretary's Report – The Spring 2021 Community Meeting minutes were distributed and approved.

Treasurer's Report – Treasurer Teri Balog presented the following year-to-date highlights including the 2022 budget proposals

- a. 47 of 80 homes have paid dues this year, a nice improvement over last year
- b. 2022 budget proposals include increases for PayPal fees, Insurance, common grounds maintenance/mowing, and new website fees
 - a. \$1,000/yr for road maintenance/millings infill
 - b. \$1,000/yr for dock repair
 - c. \$400/yr for website expenses
- c. We have \$16,000 cash in reserve as a contingency for potential major projects such as dock repair/replacement, snow removal, and road repairs

The Treasurer's Report was distributed, and the 2022 budget was approved

Committee Reports-

Roads: Dave Bender provided an update for Roads Chair Rich Walls.

We have spent \$850 ytd on road repairs to place new millings in the high-wear areas including the Maryland Avenue run-off. We continue to monitor the erosion issue and may need to explore a more

permanent solution such as adding drainage ditches or asphalt paving if current efforts are not effective. It was agreed to continue to monitor the situation and take no action at the moment.

Beach/Boat Ramp: Dave Bender Beach/Boat Ramp Chair gave the following update

Boat Ramp:

No damage or vandalism to report thus far this year.

Beach:

Two projects are on deck for the Community Beach

- a. replace the shed roof – scheduled for the Beach Clean Up day on September 25, 2021
- b. repair the bulkhead erosion to be scheduled next Spring

Only one incident occurred this summer when the swim platform broke loose from the anchor in a storm due to a corroded mooring shackle. Thanks to Bob Virgin and Rich Walls for retrieving the platform, and replacing the shackle and reinstalling the platform.

Website mygnpca.org: Lisa Driscoll reported that our new website hosted by GoDaddy supports our goal to create a more online presence that will enhance our overall communication efforts and dues collection among other benefits. Our current subscription will only allow limited emails (1/month), and does not have an interactive component such as seen on Facebook. However, we are looking for ideas to share more useful community specific information on the website so please send us your ideas at info@mygnpca.org for consideration. Evelyn Virgin suggested investigating an app called NextDoor as a way of communicating with neighbors online, which Lisa agreed to do.

Social: Mary Chris Schueren reports favorable feedback from attendees and how pleased we are with the record attendance at this meeting. Keep 2022 budget at \$100 for social expenses

Old Business

Derelict Properties/Unregistered vehicles – Steve Driscoll is working with Kent County Health Dept for follow up and reinforcement options based on Steve Schueren's initial efforts last year.

Mosquito Control – Steve Driscoll will explore options and report back at the 2022 Spring Meeting

Association drawing limits on responsibility for trees – the association cannot take on the responsibility of managing trees in front of homes because the cost would be prohibitive, and ultimately bankrupt the association (which is funded by volunteers). It was noted that most people treat the common space in front of their homes as their own, and have been doing so for many years. It was also noted that, to date, no one has put the association on notice to address a tree on the common property. However, if the issue were ever to arise, it was agreed that the association would point out that if neighbors use the common space in front of their homes as their own (which most do), then they should maintain that space themselves.

New Business

Issues raised by residents –

- a. Speeding**
- b. Rowdy renters**
- c. Trashing beach**

Our recommended best approach for such disruptions is “if you see something say something” otherwise our observations become tacit approval. If necessary, we can share homeowner contact information for specific follow up with complaints about rowdy renters.

Additionally, Steve Driscoll distributed a draft of Good Neighbor Guidelines, which were discussed and modified (e.g., dousing the firepit at the beach before leaving). It is the intent of the guidelines to sensitize people to issues important to the community. These guidelines will be (1) posted on our website, (2) posted on the bullet board at the beach, and (3) distributed to people who are known to rent their houses, with a friendly request that the guidelines be posted in a prominent place in the house (e.g., on the refrigerator).

Elections – Two Member at Large terms will expire in the Spring for Carol Ross and Craig Socie. Please consider volunteering for these positions that will be voted on at our 2022 Spring Meeting

Closing comments –

- Bob Virgin mentioned that neighbor Ken Johnson recently passed away.
- Special thank you to the Curtis family for donating their picnic bench to the Community Beach.
- Suggestion to add Fire Buckets for the beach firepit to be stored in the shed
- Discussion came up regarding the Good Standing webpage and how much information to share and how often to update. It was decided to (1) provide both the name and address for each property on the Good Standing webpage, (2) provide information on the webpage regarding how often it is updated, and when it was last updated, and (3) indicate on the webpage that although dues are technically payable beginning in January, reminders for unpaid dues would not be sent until after the spring community meeting.

Upcoming Events-

Fall Beach Clean-up on Saturday Sept 25 at 10am

Fall Beach Break-down (equipment comes in for the winter)

The Sept 11, 2021 Community Meeting adjourned at 3:00pm.

*Minutes prepared by Secretary Karen Socie