

AGENDA
GNPCA SPRING MEMBER MEETING MINUTES
May 24, 2025

In attendance: Janice & Steve Johnson, Rich & Jen Thompson, Nancy & John Curtis, Bob & Evelyn Virgin, Nancy & Jason Morris, MaryChris & Steve Schueren, Andy Gillan, Lizanne & Jeff Pepin, Lee & Sharon Townsend, Mark (Mary P.), Dave Bender, Steve Driscoll, Joyce Meers

1. Call to order: 12:30pm

a. Misson

- i. The mission is for the community association to take care of the roads, beaches, ramp, and any related issues.
- ii. Governance is handled almost entirely through the board; members only vote for board members, and the board manages everything afterward.
- iii. Importance of correcting last year's voting mistake to ensure the board is legitimate.

b. Volunteerism

i. Beach Clean up

1. Volunteers helped with the beach cleanup early in the morning.
2. The group did a great job, and thanks were given to everyone who participated.

ii. Pier group

1. The pier group has been instrumental in fixing the pier
2. Last year, they removed temporary structures (dead men) and tied in the pier with metal rods to prevent bowing.
3. Work continues as the pier is one of the community's most expensive assets.
4. Special thanks to Bob Virgin for leadership, and recognition of Rich for scuba diving to untangle cables.

iii. Shed Rebuild

1. Thanks to John Curtis, and Bob Virgin for rebuilding the shed.
2. They replaced the sides, repainted it, and it now looks brand new.
3. Rita added decorative boxes.

iv. Swale

1. A swale was added to help reduce beach erosion.
2. It redirects water flow during storms; tested during a storm and found effective.
3. Sod and topsoil was donated by Driscolls to finish the area.

v. Piling Caps

1. Thanks to Dave Bender for taking care of piling caps.
2. They add a finished look to the pier.

vi. Parking Spots

1. Thanks to Bob Virgin for handling the parking spots.

2. Secretary's Report

- a. Minutes from the September 21st meeting were distributed.

- b. Approval of minutes was requested and approved. 1st-Steve S, 2nd-Andy, All in Favor
- c. Acknowledgment given to Evelyn for preparing the minutes.

3. Treasurer's Report (Bob)

- a. Starting Balance (FY2024): \$3,389.79 carried over.
- b. Insurance: Increased from \$790 (2024) to \$1,370.17 this year (~60% increase), significantly impacting the budget.
- c. Current Balances:
 - i. Checking (PNC): \$5,321.47
 - ii. Savings: \$8,118.56 (includes two \$4,000 deposits last year, earning \$118 in interest).
- d. Dues Collection:
 - i. As of May 23rd, only 29 households (~39%) had paid dues.
 - ii. Comparable to last year at this time (28–29 payments), but lower than 2020 (38).
 - iii. Additional payments are expected with reminders; one more check collected the morning of the meeting.
 - iv. Dues technically due January 1st; deadline is the first member's meeting (now past).
- e. Reminders & Outreach:
 - i. Emails and mailed invoices already sent; more reminders planned.
 - ii. Sandwich board and newsletter will also be used for visibility.
 - iii. Newsletter will include a breakdown of spending to show transparency.
- f. Financial Outlook:
 - i. Collections typically improve by year-end; not considered a crisis, but timely payment of dues is essential to meet obligations (snow plowing, insurance, etc.).

4. Committee Reports

- a. Beach/Ramp (Dave)
 - i. Boat Ramp
 - 1. Combination for the ramp lock will remain unchanged.
 - 2. Brush on the left side of the ramp was cleared by a neighboring landscaper.
 - 3. Dredging was considered but determined unnecessary at this time due to cost and limited need.
 - ii. Beach
 - 1. Swale installed last fall is helping reduce runoff and beach erosion.
 - 2. Additional dock support work was completed last fall.
 - 3. Beach was cleaned and prepared for the season this morning.
 - 4. Ongoing issue: erosion along the grass/sand edge caused by both runoff and river action.
 - a. Plan to monitor erosion with measurements and photographs throughout the year.

- a. Nunc Pro Tunc election Spring 2024: There was an error in the 2024 election where the wrong officers were elected. The board needed to retroactively correct it by officially electing Jen as secretary for a two-year term. No other nominations were made, so the vote was unanimous. Steve D-Nominated, Steve S-1st, Jeff-2nd, All in Favor
- b. 2025 Elections: Positions up for election included treasurer, vice president, and two board members.
 - i. Board Members: Andrew agreed to stay on for another 2 years; Nancy agreed to join for the first time taking the place of Karen for 2 years
 - ii. Vice President: Jeff agreed to run again. Steve D-Nominated, Steve S-1st, All in Favor
 - iii. Treasurer: Bob wished to step down eventually, but will stay for another year to transition to Dave Bender, who agreed to consider the role.
- c. President Position: No changes were possible at this time.
- d. General Notes:
 - i. Board members handle all organizational decisions; regular members only vote for the board.
 - ii. Committees play a major role and influence decisions, even if members aren't voting board members.
 - iii. Volunteers and committee participation are encouraged, as they have significant input.

6. Unfinished Business

- a. Mosquito Control:
 - i. Spraying Started: Mosquito spraying began last week.
 - ii. Frequency: There were 5–6 applications last year.
 - iii. Effectiveness: Weather and wind affect spraying effectiveness; missed weeks can allow the mosquito population to rebound.
 - iv. Outlook: Optimism that this year's spraying will provide better mosquito control, though results depend partly on luck.
- b. Derelict and Nuisance properties:
 - i. Bob Archer's Properties:
 1. Bob Archer passed away last year. His three properties were previously nuisances.
 2. His family, led by his daughter Denise, has cleaned up the properties and plans to sell them.
 3. Interested buyers can contact Denise via Steve D.
 4. Steve D suspects that the family waited until after Bob's death to sell to avoid capital gains taxes.
 5. There was a concern about demolishing existing structures before getting permits; Steve D informed Denise that she should be careful about demolishing house before obtaining new building permits.
 - ii. Combs Property:'

1. Previously reported as referred to the county attorney for enforcement.
 2. County was initial confused about situation which delayed action by about four months.
 3. Attorney Thomas Yeager is now handling the case, and enforcement proceedings are moving forward.
- iii. Overall Status:
1. Cleanup and sale of Archer properties are progressing.
 2. Legal enforcement on derelict properties is now active after earlier delays.

7. **New Business**

a. Different Ways to Pay Dues

i. Payment Methods for Purdue's Collection:

1. Payments can be made online (PayPal, GoDaddy) or via check through BillPay.
2. Online payments often include service fees that reduce the amount received by the association.
3. BillPay checks cost nothing to the association and avoid online fees.
4. Zelle and other low-cost automated payment systems are being considered for future use.

ii. Invoicing & Automation:

1. Manual invoicing is time-consuming and some small payments are easily missed.
2. Automated systems can handle invoicing, reminders, and thank-you letters efficiently.
3. Text messaging for invoices yields higher response rates than email.

iii. Contact Information Challenges:

1. A significant portion of members only have physical addresses, making digital communication difficult.
2. Options exist to convert physical addresses into digital contact information at low cost.

iv. General Observation:

1. The discussion focused on improving payment collection efficiency, reducing fees, and enhancing member communication.

8. **Meeting adjourned** at 1:12pm. Jeff-1st, Steve S-2nd, All in favor