

Minutes of
Grapetree Area Property Owners Association, Inc.
2013 Annual Meeting
January 19, 2013

Location: Home of board member Jan Buell and Don Buell

Quorum: A quorum of 25 members was met

Handouts: The following documents were made available to the attending members: 2012 Annual Meeting Minutes, 2012 Profit & Loss Statement, 2012 Statement of Cash Flows, 2012 Dues Collection Report, 2013 Annual Meeting Agenda, and proposed 2013 Slate of Officers & Directors

Meeting called to order by Steve Larchuk, President, at 4:10 PM

1. Approval of 2012 Annual Meeting Minutes – Minutes unanimously approved by acclamation.

2. President's Report – Steve Larchuk gave special thanks for the assistance of the following people in 2012: Jan & Don Buell, Gayle Moore, Ev Carlin, Colette Diegel, Jim Pedrick, Clayton Kohl, Yvonne Toussaint, Bob Carlin, Rob Bidelspacher, Roger Rothwell, Bill Smith, Ken S., and many others who worked with him and the GAPOA organization.

Steve delivered his annual report which was printed and distributed in advance.

Steve lauded the completion of the Christiansted bypass highway, the coming fiber optic re-wiring throughout the island by Innovative. Still pending is the need to get standardization of the covenants and restriction regs in all the various GAPOA subdivisions and arranging a GAPOA charitable organization extension in order to receive tax deductible contributions.

3. Committee Reports

a) Finance/Collections Committee – John Roberts, GAPOA treasurer had prepared and distributed numerous documents prior to the meeting. Highlights were :

* Collected \$1732 more in dues than budgeted

* Road maintenance was \$38,761 less than budgeted

* Total expenses were \$54,562 less than budgeted due to lower road improvements and unused Legal fees budgeted

* cash in bank is up approximately \$20,000 to \$106,528

* 28 liens have been placed which is 9% of the total properties. During 2012 6 of the 34 liens were paid off.

* Our goal is to draw down on our large surplus for the betterment of GAPOA, rather than sitting on a large surplus of cash.

b) Road Committee – Barry Edwards stated that in 2012 we only did one brush cutting instead of two. We had some difficulty in finding vendors that comply with necessary liability insurance. While we had to find a new vendor we ended up spending less. We need to evaluate and review a plan for upgrading the roads, may increase our future budget needs. Barry thanked Ken, Bob Carlin and Roger Rothwell.

c) Architectural Review Committee – Gayle Moore gave thanks to Rosaria, Kath and Bill, Stu and Yvonne for their assistance. Reviewed 9A/10 Turner Hole and 52 Turner Hole.

d) Legal Committee – No report as there was no legal activity.

e) Beach Committee –No report.

f) Communications Committee - Jim Pedrick reviewed all the improvements to our GAPOA.com website. This year we featured Rob and Elaine Bidelspacher in the Meet the Neighbor feature. Items like the by-laws, road and beach clean ups and any other activities are always posted for the benefit of the GAPOA membership. Jim thanked Colette and Clayton who are the people behind the scenes making the website a success.

4. Old Business – Steve offered to serve as a free advisor in helping GAPOA members offset high WAPA costs using solar and wind energy.

There was a long discussion about how we deal with future new paving and road improvements. Steve felt we needed to create some type of “formula” to determine ranking of future funding of improvements.

5. Election of 2013 Officers & Directors –the proposed 2013 slate of Officers & Directors were introduced. . All current officers and board members have agreed to serve another term and all were unanimously elected for another term.

6. New Business

Dave Rivers discussed that we should use our membership numbers to solicit discounts for various island merchants.

Rob Bidelspacher moved that we support and ratify the actions of our officers and Board for the past year. Kathy LaGrange seconded . Unanimously approved.

Clayton Kohl expressed that he has received concerns about our dues increasing again in the future.

There was a question on the need to spend so much money on a study for the future road improvements. This led to extensive discussion of how private road improvement decisions are made and possibly combining our funds with private owner contributions or assessments. One of our primary goals has to be to inventory what roads are those of the GAPOA association and whether they are currently paved or not.

Bob Carlin stated that the communications Committee should post on the website an explanation of why the assessments are mandatory and not voluntary.

Ken S. moved and Rob B. seconded adjourning the meeting. Motion approved unanimously Meeting adjourned at 5:35 PM. A reception on the grounds of the Buell home followed.

Respectfully submitted,

Larry Meyer, Secretary