

Minutes of
Grapetree Area Property Owners Association, Inc.
2012 Annual Meeting
January 21, 2012

Location: Home of Peg and Larry Meyer, 50 Estate S. Slob, St. Croix, USVI

Quorum: A quorum of 25 members was met

Handouts: The following documents were made available to the attending members: 2011 Annual Meeting Minutes, 2011 Profit & Loss Statement, 2011 Statement of Cash Flows, 2011 Dues Collection Report, 2012 Annual Meeting Agenda, and 2012 Slate of Officers & Directors

Meeting called to order by Evlyn Carlin, President, at 4:10 PM

1. **Introductions** – All proposed Board of Director members and new GAPOA members introduced themselves.
2. **Approval of 2011 Annual Meeting Minutes** – Bill Sterling moved to approve, seconded, passed.
3. **President's Report** – Evlyn Carlin gave her final report as outgoing president. Ev highlighted the following events and accomplishments:
 - the government has hired a consulting firm to make a field assessment of watershed activities: gut restoration, road stabilization, water pollution prevention, etc with the goal to reduce pollutant and sediment in the waters on the East End Marine Park.
 - Ev reminded all homeowners to clear brush away from their homes to create a fire break in the case of an accidental fire.
 - GAPOA leadership has spent a lot of time pushing Public Works to do the brush cutting along the main road which had become a safety hazard due to extensive overgrowth.
 - GAPOA did one beach clean up in May but was stopped from the second clean up this fall due to extensive Sargasso weed accumulation.
 - She has worked in collaboration with the board the past seven years on modernizing and standardizing GAPOA practices and procedures, brought the outdated membership scroll current, got collections up to date, established clear committee goals and expectations with appropriate committee chairs to do the job, improved the ease of use of our GAPOA website.
 - Ev thanked the board and all who made these accomplishments possible.
4. **Committee Reports**
 - a) **Finance/Collections Committee** – John Roberts, GAPOA treasurer had prepared and distributed numerous documents prior to the meeting. In his absence, Larry Meyer reviewed the financial information:
 - Profit and Loss statement – we collected \$7,000 (11%) more in dues than budgeted, and spent \$33,000 less in Maintenance and Repairs than budgeted. This amount will be expended the first quarter of 2012 for delayed and needed road repairs. This resulted in the budget (temporarily) being \$36,000 under in expenditures.
 - Cash Flow Statement - cash in the bank is higher than expected (\$95,000) due to deferred road repairs and higher dues collections.
 - Balance Owed Summary – Of the 313 properties under GAPOA, 34 have liens placed against them in the total amount of \$44,494. There are 130 properties late with their dues, but are not subject to a lien as the amount owed is less than \$400.
 - b) **Road Committee** – Barry Edwards stated that as most residents would have noticed, some extensive work was carried out this year that became necessary because of the unusual rains from Summer 2010 thru Summer 2011.

Brush cutting was carried out in August and November and we anticipate a Spring cut this year because of the rains. This is estimated to cost 8,000.00

Work began in December on the dirt roads. The necessary work was completed in Jan 2012, to include culvert clearing, ditches and some road widening etc. Heavy rains take a huge toll on the road ways and drainage and the effort was made to attend to these properly and in a timely manner to avoid accumulative problems in the future. I dont think it appropriate to identify all the specific areas that needed attention at this time but a drive around would be informative.

We are fortunate to be able to call on our regular independent contractors who are not only familiar with our area and its peculiar problems but who allow us to get the work done within our budgetary constraints.

We were also able to call on the experience of our former roads committee members, Rob Bidelspacher, Ken Schielke, Bill LaGrange and Bob Carlin to assist in identifying and offering helpful solutions to getting to the good safe shape we think we are now in. Thanks for holding our hands.

We have plans for for additional work on asphalt roads, viz pot hole maintainance and some resurfacing. This work is targeted to be completed in Spring 2012 and again we will keep within our budgetary parameters."

- c) **Architectural Review Committee** – Gayle Moore reported that the ARC approved one new home construction at 29 P North Slob. Another plan was submitted for a new home at 47 N Grapetree. The plans were approved by DPNR/CZM, but it was found that the lot was not bound by GAOPA's C&R's. It is bound by a maintenance agreement (homeowner's dues, etc.) only.
- d) **Legal Committee** – Steve Larchuk reported that there were no issues referred to Legal in 2011. He did consult with President Carlin on various issues relating to setbacks, C&R and Rights of way. Steve stressed the need for one uniform C&R applicable to all properties as we currently have numerous C&R's covering our GAPOA area.
- e) **Beach Committee** – Stuart Taylor reported that the beaches were kept up pretty well this season despite the huge incursion of sargassum.
- f) **Nominations Committee** – Colette Diegel introduced new board nominees, Jan Buell and Becky Snodgrass.
- g) **Communications Committee** - Jim Pedrick encouraged those present to see the improvements to the GAPOA website at www.GAPOA.com. The website now allows you to:
 - update your contact information
 - volunteer on line
 - information on paying assessment
 - access all GAPOA's financial information
 - review our bylaws
 - see any news or announcements.

Jim also shared that there is now a blog posting site. The committee has contacted members to updates email addresses and other contact information, resulting in the data base being the best it has ever been. We are now using SKYPE for off island members to conference in for board meetings. We are starting a "meet the neighbor" section to learn more about other GAPOA members.

6. Old Business – None

7. Election of 2012 Officers & Directors –the proposed 2012 slate of Officers & Directors were introduced. . Bob Carlin moved to allow a voice vote for the election. Approved. Barbara McLaren moved to accept the proposed 2012 officers and board members. Motion carried unanimously.

8. New Business

a) Ev Carlin said that many GAPOA members are complaining about the light incursion for the house on top of the hill overlooking the south Grapetree Bay area. She shared the steps she has taken to this point. Jim Knox and Rob Bidelspacher suggested writing a letter thanking him for his cooperation with us in relieving this situation.

b) Rob Bidelspacher wants GAPOA to fill the void left by the likely decrease in government services, such as roadside trimming. Bob and Ev Carlin explained some of the problems involved and suggested we make phone calls demanding better service to Public Works, Christina St. Rose 773-1789 or 773 1290 X 2206

Meeting adjourned at 5:25 PM.

Respectfully submitted,

Larry Meyer, Secretary