

GDA Annual Meeting, August 2, 2025

Called to order by Jean Elste 9:33AM CT, Sevastopol Town Hall

Introduction of current board members.

(see list of board members present below)

Approval of Minutes from 8/3/24 Annual Meeting read aloud by Secretary Holly Glessner.

Motion to approve 2024 minutes and seconded, unanimously approved.

Board Members Present: Jean Elste, Gretchen De Coster, Holly Glessner, Peg Linzmeier, Steve Murray,

Board Members Absent: Danny Mantynband, Lynda Szczepanik (setting up picnic), Ralph Latta, Neil Zachariasen

GDA Member Households Present: 29

Treasure Report by Peg:

6/1/24-5/31/25 is our fiscal year, June 2024 \$18,999.44 in checking, income from dues, picnic and party and misc. donations totaling \$6170

Expenses included printing, design and mailing of the directory, PO box, insurance, building rental, picnic and party expenses, \$500 donation to the Town of Sevastopol for new restrooms by park and pavilion, property & maintenance of surveyed lanes and website costs totaling \$13,958.59.

Ending balance of \$11,210.85.

207 members to date, down 5 members from the previous fiscal year.

Motion to approve report and 2nd, unanimously approved

Social Report/Volunteer Thank You's:

Thank you to the following neighbors for their contributions this year.

Food Drive- Deb Dumont

4th of July- Laura Collins and the Jennings for their drone video of parade

Glidden Drive Rummage Sale-Barb and Nancy

Social Chair Lynda Szczepanik, stepping down after 6 years of service.

Dec 6, 2025, holiday party. Details to follow. Please come to the holiday party!

General Neighborhood Concerns: Please mow shoulders and trim overhanging shrubs on the shoulder, keeping road and shoulder clear. Fire# 4383 volunteered to help clear shoulders for those who can't. Keeping shoulders mowed can help with keeping ticks at bay too since they like to live in long grass.

Please also remember the following:

- Bikes- wear reflective gear, bike single file
- Walkers- wear reflective gear, move over when cars come by
- Drivers- slow down
- Beach Fires- not allowed on the lanes
- Riparian Rights- your feet must be wet when walking the beach. Public courtesy to keep as close to the shoreline as possible.

Website Update:

Thank you to the Larsons, this was their 5th year of volunteering. Our website is outdated, and we can't pay our dues online. A Tech Committee has been created to update our process and streamline efficiencies. Members of the committee are Steve, Holly, Ralph, Gretchen & Paula. Mike Jennings also expressed interest in joining the software committee.

Fire #3948- What if you want to keep paying by check? This will remain an option for neighbors.

Misc. business:

Dues will increase from \$30-\$35. Our bylaws state they can't increase by more than \$5 a year.

Lanes Update:

Fire #4242- The survey is a bit different than what is there right now at Yew Lane?

The board is looking for volunteers to help stake/stripe the lanes out. On two different Saturdays GDA board members volunteered to clean up dead trees, chipped up the wood and created a mulch path. Looking for volunteers to join a lane maintenance committee, contact us if you would like to volunteer.

Fire# 4204- Is the lane maintenance 1x a month or other time frame?

We have no set schedule we work on the lanes when we have time and volunteers to help. Homeowners should notify us if there are lane issues. A regular spring and fall cleanup of the lanes would be great.

Fire#'s 4444, 4395, 4354, 3986, 4242 all volunteered for future lane maintenance.

Propane Update from Steve:

The cost of propane has finally stabilized not much change in price.

Eric is no longer at Lakes Gas, replaced by Chuck.

At Ferral Gas our contact passed away last year, Doug is the new contact. They are 15-20 cents cheaper per gallon and their service issues seem to have worked themselves out. Lakes had a 2-year lock-in-rate, it's a personal decision if you want to do the 2-year contract but we advise a year-to-year contract as the way to go.

AmeriGas seems to have worked out their issues as well. IF you are a permanent resident you don't need to pay sales tax.

We don't recommend a specific provider.

Fire# 3952- Did the board check any of the newer providers? *We didn't, GDA joined consortium with other HOA's in the county we don't think the newer companies have the bandwidth to service 10 HOA's.*

Fire# 3959- When I called Ferrell last year it was difficult; will I have the same problem this year? *No, contact Doug directly, they will be able to help you. Just a reminder you need to have a GDA membership.*

Fire# 4448- I'm probably saving at least \$35 with these rates, Doug @ Ferrell was very responsive when I reached out. *Thank you for the feedback.*

Hugh Zettel- County Updates

District 14 Rep, 3986 Glidden Dr

Safety- The admin committee has finally approved a vendor and new fire number signs are on order. They are going to be flag style with numbers on both sides, placing the posts at 90 degrees and a lot of them will need to be replaced, diggers hotline to get markings down, pilot work being done in Sturgeon Bay first. Outfitting entire county, this is going to help with emergency services and deliveries. No cost to homeowners for new fire numbers.

Public hearings- There is a proposed roundabout at Gordon Rd and Hwy 42/57. 2028 is the projected construction date.

Grass cutting/pruning- Late July time frame for the county. When they mow, they keep the wing up and tractor tire on the road surface edge, 3-4 ft into the right of away. They adjust for Glidden, versus how most county roads get mowed. It's for public safety and access. There can be no structures in the right of way, new green public signs have made more use so more people are needing the egress.

Powerline Removal-SB utilities have removed most of the power lines on the south end of the drive. A few issues remain, like some orange cables sticking up, SB services have been contacted, and they will work with Charter to survey those and get them properly buried.

Well testing- Hugh encourages everyone to participate in spring or fall. High arsenic levels on GDA, if you live along Lily Bay wells have high arsenic levels so be sure to get tested.

Budget items- Approved funding on how to help the town's response for new EMS radio system regulated, \$28million at least, might have to add up to 8 towers. County is going to pay the initial cost of purchasing the new radios and help with maintenance costs for the towns. Discussion over central station somewhere between Jacksonport and Egg Harbor about \$1.3mill deficit starting this year so still collecting numbers on this.

Neighbors have some concerns over some dead trees near power lines. The county will get involved only if the downed trees are in the right of way, but tree removal is usually driven by the utility's resilience program. You can always call WPS to help with tree removal if it's in the right of way or if it's about to come down on power lines but that doesn't mean they will pay for it.

Neighbors also had questions about porta potties at residences on the drive. They are considered an enclosed system under land use rules and are acceptable.

Dan Woelfel-Town Updates:

Broadband- AT&T contract has been signed to bring high speed internet to every member of the town, they are working on North and east side of town- are open for order and installation of network. They've gotten to Valmy and Whitefish Bay Lane, should get this way this fall with a service option by the end of the year. It will be posted and updated on the town's website. Where there are existing poles, they own the rights to those poles, overwrapping the existing poles with fiber then underground to your home. \$55/ per month. 300megabit up and down. Internet only, you can switch to streaming over cable and wouldn't need the cable boxes and ditch Charter. AT&T will eventually host info meetings for the community, guaranteed by Dec 2026 every home could have. Pre buried conduit when they buried the SBU lines.

ATV access on town roads: There is a \$200 fine for driving ATVs on town roads. The sheriff should be notified if they are on the road but don't call the emergency number. If the sheriff finds them on the road, they will ticket them. You can file a formal complaint if you know the owner of the ATV and they can get a ticket. Photo would help. Registration sticker should be on the ATV. DWI doesn't apply to ATV's- big gap. Snowmobiles have the right to access a trail from a road, but this doesn't mean they can drive the road for 5 miles to do so. Again, report with a photo if possible. UTV/ATV- golf carts aren't allowed either.

Dec 5 town holiday party at town hall. Feel free to come, it's a fun time!

Members question/answer:

Cathy- Ladies luncheon is Aug 21 at Hitchin Post- Please all come! Check out Ladies on the Lake Facebook page, it's private you do have to sign up.

John Haney- When walking the drive if you have an Apple Watch you can get your Apple watch to flash or swipe twice and it turns red- safety tip

Peg- Lakes, Amerigas, Ferrell-Is the order of member use. Peg has used Gasco, but they only fill once a year. Door County Coop is not interested in servicing HOA's with propane.

Election of new board members:

Gretchen is resigning from the board. She has been so helpful over the years, will still volunteer to help with the directory. Any potential board members out there? No volunteers. Jean is on as president through the end of the year

Adjournment: 11:18 AM

Joann Henger motion to adjourn, 2nd by Fire# 4444