

GHPOA Board Meeting – 03/16/21

Present: Rob Mead, Carrie Perfetto, Chanda Drew, Julie Whalen, Joanna Smith, Annette Holt, Jenny Thacker, Mark Drew, GHPOA

Meeting started 6:02 pm

Minutes reviewed and approved by previous email to all board members.

1. REVIEW OF ASPHALT BIDS:

Rob reviewed bids we have received and the options for repairing some or all of the areas in need of work. No bid from Dave Jewell. Pat Perfetto went out with Slonakers Custom Paving and looked over roads, but they recommended a full scale road repair due to “alligatoring”. After discussion by the Board about the choice to do a full scale repair versus just repairing the serious potholes along with the need to have a decision made before the Annual Letter goes out on March 30th and presenting this topic at the Annual Meeting, the Board decided not to present the current bids for a vote. Instead, the Board will present to the Membership the option to just fix the potholes for under \$5,000, which the Board already has authority to do. If the Membership wants more extensive repairs, the Board will get more bids and call a Special Meeting to present bids and vote on more comprehensive repairs. Chanda will send out email to Roads sub-committee to work on presentation to Membership.

2. BY LAWS:

The Board has prepared the changes to the By-Laws, bringing them in line with the Amendments to the Articles of Incorporation. Board reviewed changes and made some wording changes to By-Laws update. A summary of updated By-Laws will be available for review and will be voted on by the Membership at the Annual Meeting. Rob and Chanda will work on 2021 Membership Letter to GHPOA regarding dues and 10.2 as it relates to short-term rentals, as the Membership has requested guidelines and limitations for VRBO rentals as determined by the General Membership. Board removed Article 12. Clarification of eligibility to vote is based on one vote per one lot. Carrie will do summary page on changes to By-Laws.

3. PAVILION RENTAL – REOPENING AND MANAGEMENT:

Pavilion will be opened bearing in mind Covid limitations. We need an agreement update and person to be in charge of reservations. Jenny offered to help part-time and possibly Joanna. Kitchen and bathrooms will remain closed unless rented.

Reservations are available online. Reservations can only be made by GHPOA members in good standing and must be present at the event.

4. CLEAN UP DAY:

April 24, 2021 at 9:00 a.m. Meet at the Pavilion. Need someone to head up the event and a couple trucks for moving debris.

5. PAY BY WEBSITE:

After April 15, 2021, property owners choosing to pay online will be charged \$8.00 fee.

6. DOG LEASH LAWS:

Jefferson County Ordinance states all dogs must be on a leash if outside a fenced yard. Unleashed dogs and Dog Park proposal may come up at Annual Meeting.

Next meeting on April 15, 2021 at 7:00 pm.

Rob will set up Zoom meeting

Meeting adjourned 8:09 pm