

Sept 8th 2022 GHPOA BOD Meeting

Time called to order 6:08pm

Attendance: X R. Mead, AB C. Drew, X B. Sullivan, AB J. Whalen, X K. McBride,
X J. Pratt, X R. Mihalik, AB K. Keller

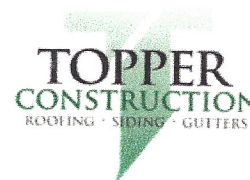
- Call meeting to order
- Approve Meeting Minutes
 - Regular BOD Meeting July 28th – Made corrections and sent for approval through email
 - Are we ok with continuing email approval? Yes
- Old Business
 - Update and review of the Pavilion chimney removal – It was addressed, and residents are taking care of the rubble.
 - Discussion and review of the Pavilion repair – Proposal from Topper Construction *see attached. \$1016.20. R. Mead will clarify how the bottom cap would be finished.
 - Need Quorum to approve
 - Discussed Policy & Procedures need to set an amount for bids.
 - Roads Committee Update
 - Tom and the committee will have an Oct report
 - R. Mihalik produced a quote request (with aide of the Perfetto's and C. Drew) that she sent out but has had difficulty finding and getting replies for bids. She contacted; P3 (no longer plowing), Big L's (not taking new customers), Cornerstone (waiting response), Top Priority (interest), K&E Landscaping (no response), Morgan Lawn & Services (out of radius), Panhandle Lawn and Landscaping (interested), Fridley Construction (waiting)... Will try to check with Riverview about who does theirs and Neil Banks.
 - Airbnb Update
 - R. Mead drafted a letter to Short Term Renters (STR) for review to address inaccurate descriptions, clarify community guidelines, emergency contact, river access ...
 - Proposal to form a Short Term Rental Committee – to make proposals, draft letters/documents and report to BOD... R. Mead will reach out.
 - Parking on Grounds Update – No Update without C. Drew
 - Social Event Update – Ice Cream Social was well attended and received a donation to be deposited. Pruitt's Chili Cook Off is Sept 24th, Halloween is possible event, R. Mihalik will let us know.
- New Business
 - Social Events – Plan any upcoming events – Halloween event possibility

- Fall Clean Up and Winterizing Dates set. – Kathy has the list and R. Mead will see to the barrels and dock day. Kettle is still the GHPOA's.
- Butterfly Garden Plans – Becky Guthrie would like to set up a legacy for the garden and a plan that she wants to fund and execute. Will discuss at the next meeting after we get plans.
- Community Yard Sale Info from Kim Hildabrand – Oct. 7,8,9 – no approval needed, but no reason not to.
- New Meeting Set Oct 13, 2022 @6pm
- Call Meeting to Close 7:31pm
 - Motion to Close Meeting: K. McBride
 - Second: J. Pratt
 - Unanimously passed

MD PROPOSAL

Topper Roofing
7138 English Muffin Way
Frederick, MD 21704
(301) 874-0220

Sales Representative
Brandon Hope
(240) 575-0957
bhope@topperconstruction.com



Robert Mead
Connie Ave. (Pavilion)
Harpers Ferry, WV 25425
(703) 472-3893

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|-------------------|-----------|
| Estimate # | 3190 |
| Date | 8/29/2022 |

| Description | Amount |
|---|------------|
| -Replace the existing T1-11 siding on the left gable area with new paintable T1-11 siding. (The new siding will have to be painted by another contractor) | \$1,016.20 |
| -Install new paintable 2"x 4's to block out the fascia area and install new 1"x 6' fascia boards. (The new fascia boards will have to be painted by another contractor) | |
| -Install new 3 tab shingles. (Color will match as closely as possible due to the weathering of the existing shingles) | |

Standard Terms: 1/3 down - 2/3 completion.
Manufacturers warranty can be found at their website.
Topper provides a 1 year warranty on all labor, workmanship and materials.

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| Sub Total | \$1,016.20 |
| Total | \$1,016.20 |