

Glen Haven POA Annual Meeting Minutes 4/27/19

Meeting called to order at 1:35

Number of paying residents 30 / 58 paid – Quorum met

1. Review of Minutes: Minutes were reviewed and accepted from both April 2018 Annual Meeting and Oct 2018 Semi-annual Meetings
2. Financials: Financials were reviewed with the community by Annette Holt – financial documents were distributed to the members in attendance
3. Website update: Mark Drew will remain on in charge of the website. Update on website was presented. Website is live now. You can make payments online. Information is on the website for all to access. Additional features for paying members. Website is: glenhavenPOA.org
4. Audit Review: Audit results were review by Becky head of audit committee comprised of Becky Sullivan, Rita Mihalek, and Chanda Drew. Full audit was completed and no financial issues found. Committee found some policies and procedures limitations and recommendations were made to establish procedures for moving forward which have already been put in place by the GHPOA Board.
5. Dues update: No proposal to increase the dues in 2020.

6. Articles of Incorporation

It was announced our new “address” is 410 Mason Drive, Harpers Ferry, WV 25425 - 44 Glen Haven is no longer the community address.

Discussion of Articles of Incorporation – After consulting with the office of the Sec. of State in Martinsburg, the board will be doing a “restatement” of the Articles according to State Code 31E-1-150. This will help the board to operate and maintain its fiduciary responsibilities and to preserve and maintain the common property of our community. Planned changes to articles are:

(A) principal office and place of business will be the resident address of presiding president or secretary and will remain within Harpers Ferry.

Motion passed, unanimous - 31 voting members voted yes

(B) Membership: Every lot owner or entity within the subdivision. Owners of such lots shall automatically become members upon acquiring title of lot.

Implications – If you don't pay your dues Glen Haven will approach mortgage company that your dues aren't paid. If not mortgage- upon sale of the property we have the ability to file a lien. Memberships are per home on lot. The dues are due per dwelling.

Motion passed, unanimous – 31 voting members voted yes

C) Voting rights: one vote per home, if members pay full membership fees on more than one home, they will get the number of votes per paid home

Motion passed, majority vote- 30 voting member voted yes, 1 no

7. Thanks were extended to numerous members in the community for their help with placing the new winch, and other repair and maintenance jobs for the community. Special thanks were extended to Jenny Thacker for her donation of the community dock and Julie Whalen for her donation of a stove for the kitchen. The new winch is now in place

The GHPOA President shared with the community that in general the community is challenged by getting volunteers for community projects.

8. Pavilion Repair Update: It was announced that P3 was awarded the contract to repair the pavilion - \$1500.00 to start Monday April 29th

9. Riverview Estates Request: The Board of Riverview Estates is exploring access to our boat ramp. They have 15 homes. Membership now being asked for ideas and to see if the Glen Haven community is willing to investigate this further. Riverview currently has a riverfront property from which they can launch kayaks but they can't build a ramp on that property.

Motion to form committee, passes unanimously

Committee volunteers include: Pat Perfetto, Becky Sullivan, Jeff Kite, Dave Barlow

10. Nominations and voting on new board members. Those elected will serve 3 years. No nominations were received. On request for volunteers Rob Meade,

Chanda Drew and Mark Drew volunteered and were unanimously voted to be on the Board. Annette Holt agreed to remain on the Board as well.

11. There was a brief discussion of HOA/POA management of financial and day to day business needs – concern was raised over this consideration. No further action at this time on this issue.

12. A request was raised to consider changing roads to one- way - committee formed to address making roads one – way. The over sixty guys: Robert Morris, **John** , Pat Perfetto, Dave Jewell agreed to research the one – way and will report back to the board.

13. A member raised concerns about the Ground hog issues and impact on property and road. The Board will post ideas on the website for methods to address the Ground Hogs –

Meeting adjourned at 2:25