

April 30, 2022 GHPOA Annual Meeting Minutes

Time called to order 1:06pm

Attendance 35 voting members at the start of meeting, 2 late arrivals: Total 37 Voting Members

- Call to Order - 1:06pm
- Introduction of present Board of Directors. Thank You for Clean Up Day volunteers and Becky G. and Chanda for Butterfly Garden work. Thanked John Gordan for the playing of Taps in the evening so faithfully. Thanks to Steve Jenkins for assisting the paving company load asphalt.
 - a. Updated what was done to clean up and asked for assistance picking up piles along Mason Dr,
 - b. Introduced the current BOD. Kelli McBride, Becky Sullivan, Chanda Drew, Rob Mead, Karen Mitchell (AB), Judy Whalen (AB)
- Reading of April, 24th, 2021 Meeting Minutes by Becky Sullivan
 - a. Motion to accept by Jenny Thacker
 - b. Seconded to accept by Paul Sandt
 - c. Unanimously passed 37 to 0
- New Board Member nomination, discussion, and voting.
 - a. Rob Mead and Chanda Drews terms are up. Jenny Thacker had resigned.
 - b. Nominations
 - i. Rob Mead
 - ii. Chanda Drew
 - iii. Rita Mihalik
 - iv. Kathy Keller
 - v. Jenn Pratt
 - c. Motion to accept all as nominated and to do 1 vote for all by Jenny Thacker
 - d. Seconded by Carrie Perfetto
 - e. Unanimously passed 37 – 0
- Report by President
 - a. Thank you to all the volunteers beyond the BOD that help keep Glen Haven looking and running so well.
 - b. Explanation of the first BOD meeting and election of officers
- Report of Finances – Handouts given to membership attending and attached to mins.
 - a. Dues and Initiation Fees (9 in process of being collected) at anticipated 100%
 - b. Budget presented and discussed, and members were reminded it is available online.
 - c. Road Fund explanation reiterated.
 - d. Pavilion Fee is \$25.00 per use.
 - e. Grounds budget has been increased due to fuel price increase and pavilion chimney issues.
 - f. Special Thanks given to Annette Holt for her extensive work on building the Excel bookkeeping system she designed and implemented.
 - g. Deferred a vote on how to handle the chimney issue until assessment can be completed.
- Report on the findings from contractors Re: The buckling of the pavilion chimney by Jenny Thacker:
 - a. 2 Contractors (stonemasons) looked at the chimney. They concluded the rear of the chimney is sinking and could pose a threat of eventual collapse.

- i. The stonemasons gave estimates were high \$25,000.00 from Riviera. The other estimate has not been received.
 - ii. There is the option to remove it and sell the stone.
 - iii. Some thought it was worth trying to reinforce the foundation.
 - iv. Nancy McBride requested more estimates.
 - v. Carrie Perfetto recommended forming a committee that would give recommendations to the membership at a Special Meeting. Rob Mead said that the BOD would do that if the need to spend more than the budgeted \$2,000 and the \$2,500 Emergency Fund. To do significant work would require a Special Meeting with good member turnout and information will be emailed so make sure we have up to date email addresses.
- Budget
 - a. Discussed the potential of major expenditures not reflected in the budget and special meetings to get approval and to vote on possible assessments.
 - b. Discussed that increase in budget for Roads due to contract expired and need of new snow plowing contract with increase in fuel cost this year. Now budgeted for \$2,800.00 up from 2021-2022 expenditure of \$1,800.00.
 - c. Discussed upcoming road repair budget. *See upcoming Report from Roads Committee for more details. This was not available at the time of meeting or the posting of the minutes. *
 - d. Rob Mead asked that the budget be accepted
 - i. Motion to accept by Alice Boysen.
 - ii. Seconded by Allen Sullivan
 - iii. Unanimously passed 37 – 0
- Roads Committee Report – Tom Mitchell, spokesperson, was not able to attend. Rob gave the update. Members of committee Tom Mitchell, Pat Perfetto and Keith Waylen. If anyone has concerns, please notify the BOD via email.
 - a. Items recommended under consideration by the committee.
 - i. Painting lines on the boat ramp
 - ii. Repair to the curb on Virginia Ave and Mason Dr
 - iii. Continue to evaluate pothole repairs and to seek a return and repair under the work guarantee on work done but failing.
 - b. Jeff Kite is recommending and asking for input on moving where the catwalk attachment to the dock to avoid interfering with launching boats.
 - c. Members asked that the committee evaluate the area at the end of Mason Dr. by Smitty's driveway, fire damage at the entrance and the dipped area on Natalie Ln.
- Special Recognition – Mark Drew for his continued work as Webmaster for the GHPOA website. Online payment of dues increased to 22 this year.
- Committee Member Request – If interested please step up.
 - a. Social Committee – Jenny Thacker volunteered but asked for assistance
 - b. Pavilion Chimney Committee –
 - c. Grounds Committee -
 - d. Welcoming Committee – Chanda Drew could use some help.
- Current Business - Chanda Drew and Kelli McBride addressed
 - a. Walking Dogs – Dogs need to be on a leash and cleaned up after. New signs for leashing dogs and picking up after dogs are being placed.
 - b. Driving on community property – Please do not drive across the "Ballfield" or any other community property.

- c. Parking on Community Property – There is NO parking allowed on the “Ballfield”.
- d. Mowing – Please don’t mow grass clippings into the road.
- e. Speeding – Please keep speeds slow. Glen Haven has a lot of walkers and children present that we need to keep safe.
- f. Drones – A concern was brought up about drones. Please respect people’s property and personal space.
- g. The BOD does not want to monitor this. The BOD just wants to remind everyone to be good neighbors.
- Welcome to new residents.
- Meeting brought to a close: 2:05pm.
 - a. Motion to close the meeting by Chanda Drew
 - b. Seconded by Becky Sullivan
 - c. Unanimously passed 37 – 0

Minutes prepared by: Becky Sullivan

GHPQA

2022 - 2023 Budget

	Apr-22 Budget	May-22 Budget	Jun-22 Budget	Jul-22 Budget	Aug-22 Budget	Sep-22 Budget	Oct-22 Budget	Nov-22 Budget	Dec-22 Budget	Jan-23 Budget	Feb-23 Budget	Mar-23 Budget	2022-2023 Total
REVENUE													
Membership Dues (\$290 x 74)	21,460												21,460
Reserve for Unpaid Membership Dues (\$290 x 2)	-580												-580
Road Dues (\$10- x 100)	1,000												1,000
Reserve for Unpaid Road Dues (\$10 x 2)	-20												-20
Interest Income	2	2	2	2	2	2	2	2	2	2	2	2	24
Pavillion Rental		50	50	50	50	50	50						250
Initial Membership Fee													0
Revenue Total	21,862	52	52	52	52	52	52	2	2	2	2	2	22,134
EXPENSE													
Administrative													
Bank Fees													0
Liens													0
Office Supplies	10	10	10	10	10	10	10	10	10	10	10	10	120
Postage	10	10	10	10	10	10	10	10	10	10	10	10	120
Safe Deposit Box										25			25
Website										550			550
Administrative Total	20	20	20	20	20	20	20	20	20	595	20	20	815
Business													
Ambulance													0
Business Filings										20			45
Donation (fire)	100												100
EPOHQA membership													105
Insurance	2,260		1,960										4,220
Business Total	2,360	0	1,965	0	0	0	0	0	105	20	0	0	4,470
Grounds													
Landscaping / Clean Up Day	200												200
Dock repairs	200												200
Mowing	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	500				7,500
Tree Maintenance	750												750
Pavillion			2,000										2,000
Grounds Total	2,150	1,000	3,000	1,000	1,000	1,000	1,000	1,000	500	0	0	0	10,650
Roads													
Repairs			1,000										1,000
Plowing										500			1,800
Roads Total	0	0	1,000	0	0	0	0	0	500	500	500	300	2,800
Utilities													
Electric	28	28	28	28	28	28	28	28	28	28	28	28	331
Water	50	50	50	50	50	50	50	50	0	0	0	50	400
Utilities Total	78	78	78	78	78	78	78	78	28	28	28	78	731
Social													
Pot Luck	68		50		50								168

Social Total	68	0	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	168
Emergency Fund		2,500																	2,500
Expense Total	4,676	3,598	6,133	1,098	1,148	1,098	1,098	1,098	548	653	1,143	548	398	22,134					
Net Income / (Loss)	17,187	-3,546	-6,081	-1,046	-1,096	-1,046	-1,096	-546	-651	-1,141	-546	-396	0						

GHPOA General Financial Reports

General Account (excluding Roads Account)

	2021-22	2021-22	2021-22
	Actual	Budget	Variance to Budget
Membership Dues and Road Fees	\$21,730	\$20,060	\$1,670
Pavillion Rental	\$250	\$0	\$250
Interest Income	\$15	\$24	-\$9
Other Revenue (Initiation Fees)	\$675	\$0	\$675
Total Revenue	\$22,670	\$20,084	\$2,586

Administrative	\$821	\$1,037	\$216
Business	\$4,235	\$4,740	\$505
Grounds	\$7,806	\$8,850	\$1,044
Roads	\$3,504	\$3,242	-\$262
Utilities	\$771	\$715	-\$56
Social	\$96	\$0	-\$96
Emergency Fund	\$1,500	\$1,500	\$0
Total Expenses	\$18,733	\$20,084	\$1,351
Net Income / (Loss)	\$3,937	\$0	\$3,937

Transfer to Savings - Road Reserve 50% of Net Income

2022-23
Budget
\$21,860
\$250
\$24
\$0
\$22,134
\$815
\$4,470
\$10,650
\$2,800
\$731
\$168
\$2,500
\$22,134