

Glen Haven Property Owners Association Semi-annual Meeting
Saturday October 26, 2019 – 1 pm

In attendance: 19 members

Meeting called to order at 1:08

Agenda/ Minutes

1. Review of minutes from Annual Meeting – minutes were reviewed, motion to accept, minutes accepted unanimously
2. Review of current financial status and proposed budget for 2020-2021. Rob Meade provided a financial review of the year to date income and expenses. A copy of the financials was provided to each member in attendance with an explanations of expenses. It costs approximately 20,000/ year to maintain the property. We are at a small loss based on income coming in. There is a need to increase the dues to cover expenses. One method to cut costs has been to reduce number of times the lawn was mowed. The community used to be more volunteer run. Now we are needed to pay people for services (mowing, plowing). We are planning to propose an increase in dues. Our max revenue if all pay, is just covering expenses.

Member asked about what the \$500 donation was – it was clarified it was a donation to the Fire department - it is planned to be reduced to \$250. The fire department maintains the dry hydrant and do rescue on the river – so we want to maintain the donation.

Member asked information about obtaining a cell tower. - It was shared that the tower is not feasible due to the height that the tower would need to be. The board will continue this discussion.

Member asked what the first item under grounds was – it was clarified this was community clean-up day. We may move forward with getting community donations versus paying individuals for plants or mulch.

3. Review of changes to POA/ and financial obligations of homeowners. Restatement of articles was sent to all homeowners in a mailing – this was reviewed by the GHPOA President. It was reviewed that the articles had been changed legally and the process that was followed to achieve those changes. At this stage all but 6 home owners have paid membership dues.

The effective date for these changes is 2019.

We are taking note of the roads where they are beginning to wear. The President discussed doing a "Special assessment" – a one –time request for money for road repair/ paving. This was last done in 2005. For us to resurface the roads right now is \$200,000. We will be discussing this in the April meeting to seek input and to form a Roads Committee.

Member asked questions about timing for Road resurfacing. It was clarified that the Road Committee will look at immediate and long term road repair and surfacing planning.

4. Update of website and status of one-way road changes – t

Update on one-way roads- the committee provided a proposal to the board. the board decided not proceed with one-way roads due to the cost of signage.

Update on Website – we have only 27 people registered on the website –the President requested that people please register on the website – this can help cut costs of mailings. People will be able to see the policies and procedures on the website which continue to be drafted.

5. Riverview estates update – the board decided against allowing Riverview estates to have access to boat ramp. This was announced to the membership

6. Removal of Main dock 11/2/2019- This was announced to the membership. Members were asked to remove their docks/ boats by this time.

7. Thanks was extended to Becky and Chanda for their work on the Butterfly Garden

8. Requests from the membership:

Discussion about the ping pong table – we will leave it for a year and see if it is used.

There was a brief discussion about development of a shelter for kids waiting for the school bus. We would need get permission to use that land which is privately owned at this time.

A suggestion was made to discourage cars from driving on the edge of roads to avoid breakdown of the road pavement.

Meeting was adjourned – at 1:54 pm