

Glen Haven POA Annual Meeting Minutes 4/24/21

Meeting called to order at 1:20

Number of paying residents 34 / 66 paid – Quorum

1. Review of Minutes:

Minutes were read by Becky Sullivan from both April 27, 2019 Annual Meeting and October 2020 Semi-annual Meeting. Membership reviewed and approved October 2020 minutes unanimously.

Membership reviewed minutes from April 27, 2019 and a variety of issues were debated relating to:

- *Legality of making membership in GHPOA mandatory
- *Legality of putting liens on property for unpaid dues
- *Difference between HOA and POA
- *Validity of Quorum calculation based on Homeowner's vs. property owners
- *Issue about homeowner's not being able to vote at Annual meeting if their dues are not paid by April 15th
- *Concerns about recordkeeping regarding votes cast for and against any item being presented to the membership

For the above reasons, a motion was made by Becky Sullivan and seconded by Alice Boysen to not accept minutes from April 27, 2019. Motion fails. Minutes approved by 20 for and 12 against with 2 abstaining.

2. Financials:

4/1/20 – 3/31/21 financials were reviewed with the community by Treasurer Annette Holt. Financial documents were voted on and approved unanimously. Motion made by Becky Sullivan and seconded by Jenny Thacker to post partial budget on GHPOA website. Motion passes unanimously.

Annette Holt reviewed proposed budget for 4/1/21 – 3/31/2022. Motion made by Becky Sullivan and seconded by Rob Mead to accept proposed budget. Motion passes unanimously.

3. New Business to be addressed by new Board in future meetings:

Doug Ricker: trade mowing of common areas for reduction in dues.

Allen Sullivan: cost out the mowing charges for each of the common areas for volunteer service in trade for reduction of dues.

4. Dues:

Increase of dues from \$265 to \$290 in April 1, 2022 in order to cover additional expenses such as fallen trees, road repairs and emergency fund. Three additional bids are being requested to address various areas where the road is failing.

Submitted bids will be reviewed by Roads Committee and a recommendation will be made to the Board for a vote. Motion made by Pat Perfetto and seconded by Julie Whalen to accept dues increase. Motion passes unanimously.

5. By-Laws:

Report prepared and read by Becky Sullivan regarding short-term rentals. Nancy McBride brought up infringement on personal property rights. Pat Perfetto raised concerns about liability when non-residents use GHPOA facilities or trespass on private property. Extra fees to be charged for short-term rentals need further discussion. Further refinement of language and definitions in current proposed by-laws is felt to be necessary in several other areas. Melissa Axtman made a motion, and it was seconded by Becky Sullivan to not accept the By-laws as currently amended. Motion passes by 16 for, 14 against and 2 abstaining.

6. Nominations and voting on new Board members:

Rob Mead and Chanda Drew will continue to serve on the Board for one more year. New volunteers to serve on the Board for 3 year terms are Jenny Thacker, Karen Mitchell, Julie Whalen, Becky Sullivan and Kelli McBride. Motion by Carrie Perfetto and seconded by Chanda Drew to accept as elected all above nominees. Motion passes unanimously.

Thank you to all who have served on the Board previously and to those who participated in the clean-up day.

Motion to adjourn by Pat Perfetto and seconded by Chanda Drew passes unanimously.

Meeting adjourned at 3:25.