

GHPOA Board Meeting – 11/02/21

Present: Rob Mead, Chanda Drew, Jenny Thacker, Julie Whalen, Becky Sullivan, Karen Mitchell, (Kelli McBride absent)

Meeting start 6:08 pm

Review Board Minutes:

Minutes from 08/26/21 read by Rob Mead.

Motion by Jenny Thacker and seconded by Julie Whalen to accept meeting minutes. Passes unanimously 6-0.

1. 144 Connie (Perfetto) concern for GHPOA tree: Tree is on GHPOA property and is dead. It is a concern because if it falls, it will hit their house and driveway. Clark Brothers gave 2 estimates: one for topping 10' of tree for \$1,400.00 or taking the whole tree down for \$2,200.00. Perfetto's have offered to pay part of cost. Discussion of whether or not to accept donation offered from Perfetto's and whether or not to top or remove tree. Motion made by Rob Mead and seconded by Chanda Drew to accept \$1,400.00 bid to top tree. Motion passes 6-0.

2. Tree that is blocking drainage culvert is on Mrs. Marcher's property, so tree is responsibility of homeowner. Issue will be taken up again in the spring.

3. Dog Signage: Signage is acceptable, but cost goes over original budget by \$10.00. Motion proposed by Becky Sullivan and seconded Jenny Thacker to approve additional cost and purchase dog signage. Passes 6-0. Becky Sullivan will order.

4. Dock Removal: Lots of docks were removed over the weekend, but community dock is still in the river. Removal will be at a future date.

5. Parking in the Ballfield and Rules for the area: Letter to be composed by Board to GHPOA residents about parking. Discussion about residents parking on GHPOA ballfield and driving over lawn area which is damaging to mowers. Vote was taken several years ago forbidding residents to park vehicles, boats and/or docks on ballfield or driving over ballfield to get to resident's property. Decision made to 1) post signage at bottom of hill prohibiting motorized vehicles on the ballfield and 2) what to do about current vehicles parked there. Discussion will continue as to the proper use of and liability for GHPOA property. Rob Mead and Chanda Drew will have personal

conversation with property owners using ballfield improperly. Also, GHPOA property at end of Marilyn to the river is being used by adjacent property owners.

6. Counsel Questions: Discussion about the questions submitted by Board members to be put forth to Counsel. Rob will formalize questions to be submitted to counsel and research various firms as possible counsel. Counsel names put forth: Christopher Stroke, Trump and Trump, and Briel Law. Can we email questions to be answered without meeting? Fees charged for Pavilion rental has been changed from fee to donation. Rob will write up questions to counsel as follows and send out to Board for review and comments.

A) As a POA, were we organized correctly? Are there any limitations on the organization? Can our dues be mandatory? Can we put liens on properties? Was the original vote on mandatory dues legal? If yes, are we doing liens properly? If not, how do we do it correctly?

B) Membership voting: Who has voting rights? Houses vs properties vs memberships? 99 lots and/or 77? houses. What constitutes a quorum? Would deeds need to be changed to make dues mandatory vs voluntary? Are river front properties deeds separate?

C) By-Laws and Articles of Incorporation need to be clear about voting rights and quorum.

D) Personal Liability of Board Members: Does our insurance cover Board actions vs. could single Board members be sued by a property owner over Board actions.

E) Record keeping for GHPOA: Need details about GHPOA record keeping of minutes and financial documentation. How long are records retained.

7. Meeting minutes for winter season: Need to meet in early January to prepare for dues letters. Becky Sullivan will sub for Karen during recovery from shoulder surgery.

8. Mowing contract: Discussion on amending mowing contract with Dave Jewell for longer contract period. Motion to amend contract to continue until April 2024 for current fee made by Rob Mead and seconded by Chanda Drew. Motion passes 6-0. Also, remind Dave that any maintenance issues should be addressed to Julie Whalen.

Any items can be mailed to GHPOA for inclusion on next agenda.

Next Board meeting will be

Motion made to adjourn meeting made by Rob Mead and seconded by Karen Mitchell.

Motion passed 6-0.

Meeting adjourned 7:50 pm