

## July 24th, 2023, GHPOA BOD Meeting Minutes

Time called to order 7:05pm

Attendance:   X   R. Mead,     C. Drew,   X   B. Sullivan,   X   K. McBride,   X   J. Pratt,  
  X   R. Mihalik,     K. Keller   X   Doug Ricker,     Julie Whalen

- Call meeting to order Time @ 7:10pm
- Approve Meeting Minutes – Read, discussed, and make corrections.
  - Motion to approve – R. Mead
  - Second – K. McBride
  - Unanimous Approval
- Finance Report
  - Reviewed – Gen Acct. Bal. \$ 27,053      Roads Acct. Bal. \$ \$20,912
- Committee Reports
  - Social – Rita Aug. 26<sup>th</sup> Ice Cream Social
    - Potluck had a nice turn out, thanks to Rita
    - Doug is loaning us a freezer.
    - Rita will replenish supplies.
  - Grounds – Rob and Doug – Doug removed a fallen tree and repaired the swing.
  - Roads – Rob Mead – Cold Pack repair for a couple of spots like @ the entrance. Dave and Steve will investigate.
  - Pavilion - Kathy Keller was absent – We discussed the need for clarification on the website and in the documents.
  - STR or Neighborhood Watch – Rob. We have had reports of some STR tenants who believe they can use any docks and that kayaks and such are for public use. Rob is working diligently with owners to have them clarify in all their advertising and contracts that they may only use the owners' possessions. He was made aware of an issue with a party but the Owners and Airbnb were on top of it and had Law Enforcement assist in handling the issue. If any residents have issues with STR's or other, they can contact Rob Mead. Rob will reach out to River View about an Airbnb there that needs to clarify that GH property is private.
  - By-Laws – Set time to review at later date.
- Old Business
  - Potholes – See above under Roads.
  - Front sign – We have had multiple residents express concerns over the safety of the main entrance during bus pick up and drop off times. The people parking their cars on the road apparently is blocking at least one lane of the entrance on to Marlyn Rd. forcing people into oncoming traffic.
  - Trees – See above under Grounds.
  - Bus Pickup area – Can we, the POA, say no parking since the roads belong to the POA? What other ideas are there, if any? Will reach out to parents and try to investigate possible resolutions to this safety issue like carpooling to the stop, parking further back etc. C. Drew and K. McBride

- Articles of incorporation were brought up for discussion and tabled for now.
- Officer Election next meeting.
  
- New Business
  - Pavilion
    - Instructions – Rita would like to discuss putting them up on the website etc.
    - Scheduling Issues – Agreed that anyone reserving the pavilion has access for the whole day.
    - We need to have the name of the person handling pavilion reservations on the website. This year it is Kathy Keller and make sure it reflects the \$25 since some residents had heard it was much higher.
  - Julie has 2 new flags 5x8 if we would like them. Julie was absent so will discuss at next meeting.
  - Trash Can at the mailboxes. It was removed due to food and dog poop being placed in it and smelling and attracting bugs. We will replace the can and place a sign that states for junk mail, paper only and see if this alleviates the smell and bugs.
    - Voted to replace on a 2-month trial run.
  - Resident put in speed bump that has since been removed. The roads are controlled by the GHPOA BOD and residents have no authority to install speed bumps. Kelli to email an explanation to the BOD for the record.
  - Set Date for fall cleanup and dock removal.
    - Clean-up date - TBD
    - Dock Removal – Tentatively between Oct. 1<sup>st</sup> -15<sup>th</sup> depending on weather.
    - Dock Placement – May 1<sup>st</sup>
  - Discussed the resident stickers and how to deal with residents that need extra. We will investigate options.
- Social Event Update –
  - Aug. 26<sup>th</sup> - Ice Cream Social managed by Rita.
  - Oct. 7<sup>th</sup> - The Preuit's 22<sup>nd</sup> Annual Great Potomac Chili Contest
- Any Other Business
  - Next Meeting Date     TBD     Kelli will check with Kathy about when works for her
  - Meeting Closed     8:33pm    
    - Motion to close meeting – R. Mead
    - Second – D. Ricker