

Glen Haven POA Board Meeting - July 14, 2018

Present: Carrie Perfetto, Mark Drew, Becky Sullivan, Sandy McCombe Waller, Jessica Olevsky – two community members Nedra Hartzell and Allen Blair

Excused: Annette Holt, Melissa Axman

Agenda/ Minutes:

1. Budget/ financial update (Jessica) – Add \$250 to recent totals. Late deposit
Account totals – 30, 306. 82 + 250 – is our current balance
We are all up caught up on the bills

2. Update on Tree removal bids.

We have 30 trees that need to be addressed – with taken down or trimmed. We have several bids -all are less than 8000.00. We will offer discounts to community members from vendors (10%) if they want personal trees managed. Current proposals include clean up – not drop and go.

3. Update on pavilion repairs
Sandy has one quote from Mr. T's handyman service- 1700.00 We need to make sure all contractors – need copy of business license and proof they are bonded

4. Update on website
a) Assignments of needs to complete site - Mark reported – that website is now live but is a bit bare - there is a lot that goes into building website. The reservation stuff is now up and running. Becky able to get in and execute everything. Becky will set out a link to everyone that she has contacts from. Becky to post signs and post on Facebook and Next door to let people know the website for reservations is up and running

Jeff pulling down documents from old site and uploaded to new sight. Then we can link documents to pages as they are built

Personal designated to assist with web company – is still available to assist via ticketing system – we need to determine a priority and flow –add pages as we go through Documents -added as next priority and next priority to e commerce part for paying for pavilion rental as well as for paying for the membership. Carrie to look for bank letter than confirms no charges for deposits

Jeff would like an action plan for how to proceed – discussion were sufficient to give Mark an action plan.

Community member: requested – name of board member – contact and their roles and responsibilities, and post articles of incorporation, covenants, need covenant for section 4, board meeting dates,

Also requested – is budgets and meeting minutes from the last 12 months – have a running year. Website will have features to permit people to have their information available or not on the website

5. New Business –

a) Consider additional assessment on homes that do short term rentals

Board can set dues amounts and additional fees, discussion re: reason to do or not to do this, One goal may be to deter short term rentals, is it more wear and tear on the roads? Concerns over knowing who all is renting. One suggestion is to do more investigation of this topic. EPHOA – are all reviewing air B and B status. All counties are trying to find ways to tax and regulate this. Licensing / taxing but it is all in the works and is not completed currently. (next EPHOA meeting middle of July – hospice center in Shepherdstown)

Community member wanted board to be careful that there are renters versus visitors

Action Plan: More investigation by Carrie at next EPHOA.

b) Review the articles of incorporation – open to community to work on committee to have possible presentation at October meeting- for final vote next April?

These should not be publically available – members only – if someone is selling and needs these docs – there should be a fee. We are challenged to know when houses are selling. Re-sell Packet Request – article of incorporation, bylaws, minutes.

Right now we have the highest number of home owners paying dues – 50+ paid out of 76. Dues are obligatory.... We are emphasizing this. We would like to amend the articles of incorporation to change words to Mandatory. Have this proposal ready to go in the October General Meeting – for review and continue to work on recommendations and changes with goal April 2019 final vote and make it mandatory and transition from POA to HOA.

We may want to put in clause that restricts short term rentals –must rent 6mos of longer for example.

Action plan: Carrie to get some posters up to recruit people

c) Approve legal council review

Permission to hire a lawyer to review the documentation for appropriateness of the modifications to the article of incorporation. There are two lawyers who are part of the EPHOA – Carrie to find the legal papers – one lawyer previously lived here and may be a good choice.

- d) Donation to Bakerton Fire Dept. –

The came down to do the pavilion and washed of the pavilion – so question if they requested payment and we said no.

We would like to offer a donation- think this should become a permanent part of the budget. Jess to write a check and we will send a thank you card.

Vote – passed.

- e) Future Planned community events – pot luck ? Corn roast ? Dates?

We should consider to one more pot luck and one corn roast. There is some question about if the Pruitt's will do the Chili Cook-off – Halloween weekend is a possibility.

Suggest that we do Corn roast with potluck - and invite the fire dept. – Possible dates August 18th or August 11th depending on pavilion availability. We are looking for new people to man the pot.

Action plan: Sandy and Jess to put a basket together with check for Bakerton FD and invite them to the Corn roast once date set.

- f) Special acknowledgement to Becky Guthrie / Chanda Drew and all who worked on butterfly garden –

Plants donated and time given freely. They have a rain barrel and they are developing a compost area. They have refused all payment.

They have received verbal thank you- we would like to formally thank them at the next potluck/ corn roast.

All board members agreed.

Open Discussion Items:

Concerns about posting information about Jody on public sites. Jessica to talk to community members about posting private information about Jody and information that the house is empty. We may facilitate posting about Jody's dog, Teddy. He has all shots and grooming. He is healthy.

We will put notes to community members to about lot preservation after the flooding. Hope to get multiple lot owners involved. This will also be added to the website. Question as to whether we could get Army Core of Engineers to come in / Dept of Natural Resources to assessment and help.

Meeting adjourned at: 11:33 am