

GHPOA Annual meeting, April 205, 2026, 1:00 PM

Attendance around 30 folks

Open Meeting 1:10 PM

- Review minutes from April 2025 annual meeting, provided by Becky. Hilites.
 - Swing set changes and insurance covered now
 - Web site change and savings along with easier edits to the site
 - One-way road status, with Jefferson county planning now to make changes, forms submitted
 - Motion Jenny T, Second Kelly, Approved
- Budget:
 - Annette – Review and explain current 25/26 budget and standing in both the operational and capital budget and accounts.
 - Explained the moneys used for mowing and trees in detail, where and how it was used. – All Approved
 - Still unpaid members, will review this list and see if we can close out all payments.
- Review new 26/27 budget, she explained the budget and process for extra cash to move over to the capitol fund.
 - Opened discussion on the roads, but at the end of that discussion the budget was approved.
 - Motion Doug, Second Jeff K., all members approved
- Roads:
 - Discussion on the long-term goals of the roads. The difference between operation budget road money vs capital fund road expenses.
 - Operational budget repairs are internal member fixing with bags of patch etc.
 - Capital fund for big jobs such as the 2 repairs out for bid. Explained the quote at \$12200, and what that gets us, and how it would put a strain on the roads funds.
 - That we are short a lot if we do need major rapiers.
 - Ideas to collect money, donations, making better use of the money we have such as the interest change we did, and possibly upping the yearly fees from \$315 to \$600/year with \$300+\$10 going directly to capitol funds for roads. Folks seemed to understand this idea, and the fact our POA dues as compared to peers is tragically low.
- Road committee started, Doug, Rob, Allen S, Pat P.
 - We will see how it goes – Doug will set up a group to start to plan.
 - Rita will ask Milessia who used to live here for advice on how to manage this. Seemed to be more financing than structure. Will see if Melissa can help us with a couple sessions.
- Reviewed attached list of items from Doug's list
- Rhonda Burbage asked if we could rework the Glen Haven sign at the Marylyn entrance. It is pretty beat up. Board will open a discussion item and determine next steps.
- Alice had asked about a dog park in the ball field area. She provided information on some costs and donated parts. Board will open a discussion item and determine next steps.
- Keeping the stone frame, adding some cool hanging Gen Haven sign to replace it.

- Rhonda will do some research and report back
- Discussed private property, that neighbors, families, kids, guests and ABB folks are not allowed due to it being private
 - Safety and liability for each home owner is at risk
- Butterfly garden, replace Carrie doing this task. Rebecca Seto offered to help, but not lead. Still need a lead

Meeting closed at 2:05

Items discussed April 25, 2026 as new business

GHPOA Annual Meeting, April 2026

Check list for issues, Doug's notes.

- Roads, long term plan for roads maintenance and replacement
 - Need help from a group to plan on the short and long term plan for our roads.
 - Estimated 2.5 miles, 10 ft. wide
- River front, Private property.
 - For residents, families, guests, rental, the river front lots are private property and folks should respect and not access properties or docks on the river
- Roosters and chickens.
 - Noting in the POA guidelines that prevents folks from having chickens.
 - County zoning has restrictions on chicken coop, structures, 25' from property lines, furthers for roosters.
 - There are no regulations for the actual birds
- Boat ramp repairs, broken sections of the concrete ramp needs repair
 - Board can look into this and assess
- Effort to clear the north end of mason drove, trimming overhanging trees and limbs
 - Volunteer internal vs paying a tree service, estimates \$1800
- Trash cans, please bring in cans when empty after Thursday pick up
- Dog park in the ball field area.
- One-way status – Doug
- Butterfly garden Rebecca Seto can help, cannot do it alone
- Speed limit 15 MPH
- Water at the pavilion, Men's Room, Brian Burbage is a licensed plumber, (I didn't know that). He and I will look at it
 - Thinking pull the toilet so have room to work
 - Break out the tile and wall to get access to good pipe and cap or put a valve on and save it.
 - Women's sink water needs fixed

