

June 13th GHPOA Special Meeting

Time called to order 7:09pm

Attendance R. Mead, C. Drew, B. Sullivan, K. McBride, J. Pratt, K. Keller,
Absent K. Mitchell (who didn't get the text from Chanda about Zoom), J. Whalen

Agenda – taken from email from Rob Mead

- Review Current Status
- Options for Removal of Stone
- Patch up and Pillars
- Communication to Community
- An update:
- David Jewell has made an offer to remove all the material for \$1,300 vs Rivera's proposal of \$1,400.
- The idea has been run by me that if we do not structurally need the pillars, maybe we save the money and use it to offset the cost of stone removal. Please give that some thought.

Note: Meeting was moved to Zoom due to heat and Chanda having headache, not everyone received the change.

1. Prior Discussion: At the General meeting we discussed the condition of the pavilion chimney and that it needed major repair, or it needed to come down for safety reasons.
 - a. After speaking with several contractors, it was determined that it could not be fixed due to an unstable foundation but would have to come down or come down and be rebuilt. We received 3 cost estimates to rebuild, the cost was over \$25,000 which was not deemed affordable based on its current use and our budget.
 - b. The Board secured proposals to bring down the chimney and leave the stone for future use by neighbors which held down the costs.
 - c. The chimney work started before we, The BOD" had the meeting to discuss and entered into a signed agreement.
2. Current Status: On May 30th 2022 the BOD was notified that someone was taking down the pavilion chimney and fireplace. The chimney/fireplace is basically down with the exception of approximately 3 feet of bottom back wall that is left and all the rubble is still there. No one on the BOD was aware Rivera Masonry or anyone was going to tear down the chimney.
 - a. B. Sullivan: Was Rivera Masonry ever told that he had the contract? R. Mead: No, what I told him is that I need to go to the board. Your bid is good, once the board votes to approve it you can start anytime. R. Mead: I don't think I was that unclear. He was very anxious for the job from the beginning with Jenny Thacker, and was calling Jenny Thacker.
B. Sullivan felt there was then no contract. R. Mead, by not paying do we want to be known as that kind of Board. R. Mead: They gave me the written proposal when I walked down to the pavilion... His (Rivera Masonry) proposal said - sign here, if job is accepted 30% down payment is required to begin and remaining is to be paid whenever the job is done. The work was done without getting a signature or deposit. Rivera also purchased plywood and posts and painted them; approx. material cost \$145.00 with

cost from Rivera Masonry \$600 to do the work. R. Mead: Do we want him to even come back and do that? That's the question we have. BOD discussed refusal to pay, partial payment and don't return. Also discussed that Dave Jewell had never provided a written bid for taking down and removing the chimney.

- i. C. Drew proposed paying the \$3,600 only and release him from doing the posts. R. Mihalik seconded the motion - The BOD voted unanimously to pay and end dealing with him.
- ii. C. Drew wanted to decide without another meeting, If Rivera Masonry wants us to buy the materials at cost do we want to purchase from him? (no vote, no decision)
- iii. R. Mead will call and setup with C. Drew to mail the check.

3. Options for Removal of Stone –

- a. R. Mead: We have 2 proposals on the table \$1,400 from Rivera (who we don't want to use) and \$1,300 from Dave Jewell. Discussed where the rubble would be disposed of and possible costs to avoid i.e. dump fees. Dave Jewell told R. Mead it would be hauled away to someone's farm, we didn't need to know where he was taking it. R. Mead had discussed with Dave Jewell the need for a bid not just a conversation over the phone.
- b. K. McBride: Asked "Would he (Dave Jewell) charge us less to push it over the bank?" RM said he spoke with other in community about this and determined it would look terrible and that cement isn't supposed to be allowed in the water. The BOD discussed this and R. Mihalik brought up possible environmental issues, permitting with Jeff. Co. WV and MD. B. Sullivan offered the church property to dump fill within 1 mile. R. Mead felt it was better to do it expeditiously since Dave already had a friend's farm.
 - i. R. Mihalik brought to vote. The BOD voted unanimously to have Dave Jewell remove offsite as soon as possible
- c. Discussion on payment to Rivera Masonry despite they failed to get an official response to their bid to remove the chimney – R. Mihalik expressed that she felt that we could be liable to payment despite communication issues if he finishes the last little bit. K. McBride said people had been taking some stone. C. Drew expressed concern it might be Rivera Masonry working without permission and is he planning on charging additional money.

4. Tree/Tree Branch Removal – Tree a bottom of Marilyn that needs to have a branch removed or be taken down.

- a. Dave Jewell will do the tree
 - i. C. Drew made motion to pay Dave Jewell to remove tree
 - ii. B. Sullivan brought up the budget and asked to review the budgetary constraints.
 - 1. C. Drew pulled up the budget.
 - a. We have \$750 for Tree Maintenance \$700 for remove
 - b. We have \$2,000 and now going up to \$4,900 so having to use Emergency Fund of \$2,500 leaving \$400 overage that we may have to trim cost (mowing possibly) at a later date.

5. Addressing complaint about golf balls being hit into river from the Riverview Lot – C. Drew will reach out to Riverview.

6. Next Meeting – July 28th 2022 at the Pavilion 6pm.
7. Meeting Adjourned 8:01pm

Minutes prepared by: Becky Sullivan

Approved: July, 28, 2022