

## **GHPOA Board Meeting – 04/15/21**

Present: Rob Mead, Carrie Perfetto, Chanda Drew, Joanna Smith, Julie Whalen, Annette Holt, Jenny Thacker, Karen Mitchell, GHPOA

Meeting started 7:00 pm

Minutes reviewed and approved by previous email to all board members.

### **1. BUDGET DISCUSSION:**

General discussion about a question raised by property owner about budget. Decided to give her last year's budget since 2022-23 budget has not been voted on. Chanda will give information to property owner. If questions are brought up at Annual meeting about dues increase: need to have more reserve in Capital Fund for roads, etc. and Emergency Fund for flooding or tree damage. Rob brought up the fact that there is no line item in the budget for Stanley road repairs. Expenditure will need to be made from Capital Funds and replenished with 2022-23 dues. Another reason dues need to be increased. Remaining funds at the end of 2020-2021 budget will be transferred to Emergency Reserve. Budget will be posted at mailbox morning of Annual Meeting.

### **2. BY-LAWS:**

Discussion on question by property owner about exact changes to By-laws. By-laws changes were basically terminology. Board clarified discrepancy in By-laws of Board limit of \$12,000 typed and \$15,000 in parenthesis. \$12,000 is actual limit and typo will be corrected to reflect \$12,000.

### **3. ROADS:**

Roads Committee (Rob Mead, Pat Perfutto, Keith Whalen and Tom Mitchell), after reviewing submitted bids, recommended acceptance of Stanley bid for \$4,500 to repair 10 areas of concern. Stanley will be notified after annual meeting of acceptance of their bid. Motion to accept bid made by Chanda Drew and seconded by Jenny Thacker. No dissenting votes. Motion passed.

#### 4. ANNUAL MEETING:

Agenda items are:

Introductions

Budget Review and Approval

2022-23 Membership Dues

Updated By-laws

Roads

Election of new Board members

Stickers/Decals

Placards/Guest Passes

New Business

#### 5. PAVILION RENTAL:

Board decided Pavilion rental will be \$50.00, but will accept additional funds as a donation. Board will leave the number of people at event to the renter. Jenny offered to help with reservations part-time and possibly Joanna Smith. Reservations requests will be handled online through GHPOA website. Kitchen and bathrooms will remained closed unless rented. Reservations can only be made by GHPOA members in good standing and must be present at the event.

#### 6. CLEAN UP DAY:

April 24, 2021 at 9:00 a.m. Meet at the Pavilion. Jenny Thacker heading up the event and will assign tasks to those attending. Sign-up sheet posted at mailboxes.

Next meeting on

Rob will set up Zoom meeting

Meeting adjourned 8:45 pm