

GHPOA Board Meeting – July 10, 2025

Meeting started 6:30pm

Present:

- Jake Hall
- Annette Holt
- Kelly McBride
- Rob Mead
- Doug Ricker
- Becky Sullivan

Treasurer's Report

- Annette is now treasurer, changed over from Jenn; thank you Jenn for your service
- Balance: \$31,000 in general account
- \$1,300 in outstanding dues

Banking signature cards mostly complete

- One signature still needed for Annette; planning to complete this weekend
- Safe deposit box is in Martinsburg (about \$30/year)

Social Committee

- Carey Wilt stepped down as they are leaving The Glen, this position is open, any candidates?
 - Kim will walk down and ask Savannah Gates
 - Kim Hildebrand still available to work with the group, just not going to lead
- Had a successful potluck breakfast, Rita, Jenn Thatcher, Carey initiated it, good turnout, thanks to all who helped and came eat and visit

Trees

- Rob shared quotes for 3-4 trees removed
 - Patriot: \$3,970
 - Harris: \$2,120
 - Maryland Tree Services: meeting 7/11/25 for a quote

- Budgeted \$15,500 for grounds, \$5,900 for tree maintenance; already spent \$2,120 on removing the split tree
- Doug will talk with Steve and draft a letter re: tree over community dock
- Parkers from 103 Natalie asked about a GHPOA tree hanging over their deck. Doug spoke to them, we will handle as neighbors helping neighbors and will work with Craig and any others that can help trim the tree branches back. Not making this a GHPOA thing, just a private property issue. They can trim anything overhanging their own property.

Pavilion Playground Plan

- Budget submitted for playground soft landing; See attached appendix. Est \$370
- Have up to \$160 in donations; others have verbally committed
- Request board to approve additional finds not to exceed \$250 for this project
 - Vote: approved
- Want to start work Weekend of July 12, laying out barrier
- Decide on fill
 - Sand or pea gravel \$87/ton for either
 - Rubber mulch is too expensive
 - Wood mulch
- Asking for volunteers for the work, barrier then spreading gravel
- Once complete, would ask Rob to get sign-off with Erie to have it covered again

Need to find a way to collect online payments and reconcile which address is associated with each payment

- Jake has access to the Stripe account now
- Jake proposed to build a new website on Wix; \$350/year hosting compared to our current \$550/year hosting fee for a less flexible website
- Voted to proceed by having Jake create a demo website to review

There was a list of 2025 unpaid members, and incorrect payment amounts due to increase and bill mailing error.

- Annette is following up

Window stickers needing delivered

- Rob is handing out 2025 stickers
- Rob recommended an approach of introducing ourselves to unknown dock users and asking where they live.
- Voted to stop printing stickers; there is no enforcement mechanism and it's costing over \$100/year to print

Butterfly/Park Area

- Removed the big dead stump in that area.
- Removed the brush around the big tree and the water well. It is stacked in the grass near it. Need to schedule a brush pile burn to get rid of all the debris
- Flattened and removed the roots from the down tree earlier in the year.
- No addition top soil required, just used what was there.
- Have requested Becky to get Allen and his tractor to push in the dirt around the old stump and flatten the area to be able to mow it.
- Fall project to add trees

Pavilion Reservation/Rental Process

- Doug completed the rental and reservation process just to understand it. As setup it is straight forward, and works well.
- Discussed confusion about the statement: Members\Reservations - there is a \$25 fee plus a \$25 refundable deposit (total \$50)
 - We should change this to \$50 for rental donation, no deposit
 - Jake will draft new language

Roads

- Doug has a plan with drawing and Priority Road areas that need attention. Have something to share 7/10. Still waiting formal quotes based on these drawings
- One-Way – Sent a copy to the county assessor, they have given it to the GIS who does road MGT for EMS services etc. Since no physical road changes, not sure what they will do, waiting am Email back from GIS with information and next steps required from me or them. I can share the Email and plan I sent to them.
- Again, the goal is to get the GPS mapping system updated so that delivery and guests are blocked due to a map saying one -way. Still no signage by us in the neighborhood

Dock

- Voted to gift \$75 to Howard for fuel and maintenance for clearing mud on dock/pavilion area after the flood; this was above and beyond community help and saved the POA

Mailbox keys

- #2 at community mailboxes

- Annettte, Doug, and Jake have mailbox keys

Next meeting: Tuesday, Sept 9, 6:30pm

Adjourned: 8:00pm