

July 28th 2022 GHPOA BOD Meeting

Time called to order 6:09pm

Attendance R. Mead, C. Drew, B. Sullivan, K. McBride (*arrived 6:14), J. Pratt, R. Mihalik (**left at 7:15)

- Call meeting to order
- Approve Meeting Minutes
 - Regular BOD Meeting May 19, 2022 – Need mins, notes and/or recording
 - Chanda said K. Mitchell has the meeting info
 - Special BOD Meeting June 13, 2022 – Prepared by B. Sullivan
 - Motion to approve: R. Mead
 - Second: C. Drew
 - Unanimously passed
 - Special Vote July 20, 2022 via email from C. Drew – New Pavilion Checklist
 - Motion to approve: R. Mead
 - Second: R. Mihalik
 - Unanimously passed
- Old Business
 - Discussion and review of the Pavilion chimney removal – *
 - R. Mead received multiple communications from residents about the rubble being moved from point A to point B and was still an eyesore in the community and wasn't removed from the Community as the BOD was told it would be. R. Mead spoke to the parties involved, no resolution thus far. The BOD felt we had paid to have the rubble removed from Glen Haven and the optics of this matter look bad. Options were discussed on what the BOD could do at this point officially. The decision was made to continue with discussions with the lot owner.
 - Discussed the need to get detailed, itemized bids, contracts and bills.
 - Roads Committee – Discussed the responsibilities and that a BOD member should be on the Committee. Current Committee is Tom Michelle, Pat Perfetto, Keith Whalen.
 - Motion to add R. Mihalik: R. Mead
 - Second: B. Sullivan
 - Unanimously passed
 - Sign Assessment – Added as a responsibility to Roads Committee
 - Snow Plow Vendor bid procurement - Added as responsibility. The committee would then present them to the BOD for a vote. The BOD will provide the Committee with past contacts to use as a basis for upcoming bids
 - Airbnb – There are Short Term Rentals that show pavilion and community dock as amenities and not communicating clearly that Glen Haven is a neighborhood with quiet hours and fulltime residents to be mindful of. These issues have been brought to the BOD's attention. The BOD's will notify the owners in writing to please correct their descriptions, so we don't have misunderstanding with renters violating covenants and

trespassing, thinking they are free to use the docks, the pavilion when residents have reserved and other issues. The BOD doesn't want to have to stop people and question them which could lead to bad reviews for the owners.

- Parking on Community Grounds – The BOD has gotten repeated complaints about parking and driving on Community Property i.e, the Ball Field. Discussions have taken place with some owners concerning the parking. The BOD discussed what can be done.
 - Letters will be mailed for official notification
 - Community Property is owned by the Association so the GHPOA can have vehicles towed at owner's expense can be discussed if the issues continue.
- Policy and Procedures Manuel – Start Folder on Drive with Information,

- Meeting Paused 7pm for Taps and Pledge of Allegiance with John Gordan
- New Business
 - Pavilion
 - Issue with cleaning and usage. Discussed the need to assure cleaning and close-up is down properly. Chanda is updating the Hold Harmless Agreement to also include responsibilities check list. Chanda asked for someone to share responsibility Jenn Pratt may help and possibly Kathy.
 - Grill should we consider providing one? This adds responsibility and liability
 - Pad for replacement of fireplace – Pavers or such and residents could bring their own grill.
 - Motion to take action at this time but continue to look at options: R. Mead
 - Second: K. McBride
 - Unanimously passed
 - Estimates to get flashing, facia and painting done on Pavilion end
 - Discussed the need of the materials left from the pavilion demolition and anyone wanting to purchase for the cost we paid the BOD will dispose of that way.
 - Social Events – Rita Mihalk will be hosting an Ice Cream Social Aug 20th 7pm. Money is in the budget to pay for supplies and a donation jar could be put out.
 - Cash Deposits – J. Whalen asked the BOD to discussed how to handle cash.
 - Need for Operating Manuel was discussed.
 - Timeframe – BOD decided that cash should be held no longer than 30 days.
 - Website needs officers updated and perhaps put their term dates
 - Discussed that when "Meeting Minutes" are emailed out that BOD's have 3 days to review and reply with corrections of they will assume they are correct for posting. Official Approval will be at the next meeting.
 - Fall Clean Up – Next Meeting set a date and details.
- Next Meeting – September 8th 6pm.
- Call meeting to close 7:59pm
 - Motion to Close Meeting: C. Drew
 - Second: B. Sullivan
 - Unanimously passed