

GHPOA Board Meeting – May 8, 2025

Present:

- Annette Holt
- Doug Rickert
- Jake Hall
- Jenn Pratt
- Kelly McBride
- Rob Mead

Meeting started 7:00pm

1. Reviewed duties of the board officers

- President: discussed Doug taking the role
- Secretary (records, website, meeting minutes); discussed Jake taking the role
- Treasurer: Discussed Jen keeping the role with Annette assisting
- Vice President: Discussed Becky keeping the roll

Vote to accept these members into the roles: Unanimously passed

2. Reviewed Committees

- Grounds (including property, landscaping, playground)
- Roads
- Social Events

3. Action items for the 2025-2026 board:

- Updating the names on the bank account (Chanda, Jen, and Rob are currently on the bank account, need to add Doug and Jake); two signatures are required on checks
- Need to find a way to collect online payments and reconcile which address is associated with each payment
- Jen, Annette, and Jake will meet with Mark and Chanda Drew to understand the current website administrative processes
- Get GHPOA email access for Doug and Jake (discussed having the Secretary monitoring and forwarding emails as needed)
- Assign read/write access to Google Drive for the board members based on their roles/needs
- Make a board binder for each member (contains policies and history)
- Playground: insurance provider is giving a 60-day grace period as we address it (started April 22, 2025); there is an additional expense for the rider for the playground if the safety issues are addressed; Doug proposed a 3" rubber mulch

bed; Rob is getting specifics from the insurance company about if any of the current equipment can be used or if the swings and frame need to be replaced

- Discussed the need to understand the POA's legal liabilities for accidents on POA-maintained property. If someone files a lawsuit for injury, who is liable?
- Short-term rentals: will there be extra fees/rules? Who will enforce it? What access will the renters have to the dock, pavilion in exchange for additional fees?
- Tree removal: two trees are known; Doug, Rob, and Jake will take a walk around the POA property to look for others.
- Need to survey the POA property to know what trees we are responsible to maintain.
- Need to have the county commissioner upload the direction and speed limit to update all map search engines one way and and correct speed limit.

Priorities to complete before the next board meeting:

- Playground plan: Rob
- Board binders for each member: Rob
- Trees (Identify which ones to remove and get a quote): Doug
- Admin workflow for email and website: Jake, Jen, Annette

Next meeting on Wednesday, May 28 at 6:30pm

Meeting adjourned 8:25pm