

Glen Haven Property Owners Association Meeting

October 10/3/20

Meeting was called at 1:15 pm

35 community members were in attendance

Accomplishments/ Announcements:

It was clarified that this meeting is informational only and is not a voting meeting. April 2021 we will hold our GHPOA Annual Meeting where voting will take place.

The Board President reviewed that the following:

- 1) Amendments to the Articles of Incorporation have been changed requiring all home owners to pay dues. As of this meeting all home owners except one are paid and in good standing.
- 2) We have taken 50% of GHPOA account and put it in a special account earmarked for the Roads - we have 17k in the Roads account – we will need 200 K when we resurface the roads
- 3) There is a need to examine the Bylaws – prior to the April 2021 meeting all homeowners will receive a copy of the Bylaws for review/ editing. Bylaws are how the Board is to operate.

Finance Report

As of April 1 2020 GHPOA had 25K in the bank. With dues we received an additional 22K income and spend 15, 700. We have received another 12K –

The total amount in the band was 33K – 15k moved to roads fund and there is 18K in General fund at this time. We are operating on a break even budget. Largest expense is mowing, insurance.

New Items

- 1) 7 board members** – and 5 individual who are rotating off the board. Recommendations / nominations/ volunteers were requested. Voting will take place in April 2021 however volunteers to step in to assist with positions was requested. Anyone interested should email GHPOA44@gmail.com to volunteer.
- 2) Raising the dues to build the Road Fund** - the goal is to bring the issue of raising dues to the April 2021 meeting. Propose dues increase to \$300.
- 3) GHPOA Website and Homeowner Communication** – Mark Drew was thanked for his work with the Website the community was reminded and encourage to use the website for ongoing communication and information. Bylaws, Articles of Incorporation, Board minutes and other announcements can be found there. The Website address is Glenhavenpoa.org

The community was also encouraged to follow the Facebook page maintained by Chanda Drew on behalf of the community.

Community members were also informed that GhPOA44@gmail.com is the email to reach ALL the board members if you have a question or concern.

4) October 2019 Minutes

Minutes were reviewed and summarized by the Board Secretary – there was a motion to accept and second, minutes approved unanimously

5) Dues Collection:

We can accept dues via the website. If you can pay online that would be helpful to the Board. If you want to pay checks that is still fine.

6) Reminder to abide by leash laws

7) Air B and B Discussion- Discussion was opened due to concerns raised by home owners who have experienced issues with certain Air B and B renters. Legally there is not anything we can do - without taking measured actions that would require 90% lot owners in that section for approval to change the covenant.

At this point we ask that folks talk with their renters for politeness to the community. It was discussed that Air B and B has a process if you are dealing with disruptive renters- contact Air B and B to file a complaint. It was noted Air B and B is cracking down on party houses. Community members experiencing issues with neighboring renters are asked to contact Air B and B to complain. There are additional issues with renters accessing private water front properties not associated with the Air B and B. We are requesting that we put a committee together to discuss Air B and B issues and how to move forward.

Committee to discuss issues: Becky Sullivan and Melissa Axman have volunteered. If anyone else is interested please contact Becky or Melissa or email GhPOA44@gmail.com to volunteer.

8) Discussion about outsiders using GHPOA Private Property and Boat Ramp

It was reviewed that home owners were provided stickers and car tags for cars to minimize the issue of outsiders using private property and boat ramp. We encourage use of the yellow tags that were provided to home owners for guests of home owners. It was discussed that a previously voted upon Chain Across the Ramp was shut down because of complications with the Fire Department. This action could be brought forward again in April Meeting. Discussion about installing a no lock gate at an interim step. Volunteers to assist with this should email GhPOA44@gmail.com

9) Tree Expenses

Willow Tree on Connie that needs to be trimmed. Due to the high cost of tree cutting this is the only tree that will be dealt with at this time on the GHPOA common property. There was a suggestion that

the Fire Department might remove the branch, there was debate over asking the Fire Department and it was decided not to approach them.

10) Plan for Dock Removal: On or about November 1st – the boat ramp dock will be removed on or about November 1. Please have docks and / or boats out by that time if you need to use the dock.

11) Spring meeting: The Spring GHPOA meeting will be April 24th 2021 at 1 pm

This will be a voting meeting. Agenda items including voting in of new Board Members , Review and voting on any Bylaw changes, Voting on Dues increase. Additional items will be announced prior to the meeting

Everyone was thanked for attending and participating in important community discussions.

Volunteers to cover current Board vacancies are urged to email GHPOA44@gmail.com

Meeting adjourned at 2:11 pm