

GHPOA Board Meeting – September 9, 2025

Meeting started 6:30pm

Present:

- Jake Hall
- Annette Holt
- Rob Mead
- Doug Ricker

Treasurer's Report

- Annette is now treasurer,
- Previous summary:
 - Balance: \$31,000 in general account
 - \$1,300 in outstanding dues; all large amounts are collected (currently off by about \$60 with various payment mistakes).
- Savings: \$29,441
- Checking: \$28,913
- Mowing: \$300/week, but it's been dry
 - \$5,400 spent on mowing through August
 - Budget for mowing: \$8,100 in 2025
- **Action: Doug will check for hot water and will contact Charles Town to turn off water to pavilion and turn off the electrical breaker after the last October pavilion rental**
- **Action: Doug will draft a 2026 budget**
 - Discussed donating/sponsoring July 4th fireworks; the POA cannot be liable by sponsoring but individuals in the community can donate
- Currently all members are paid, but it was hard to collect the last couple. Discussed what to do if we need to enforce payments. Discussion about due collection and possibly adding a step to put liens on unpaid properties. Tabling this until the next meeting to discuss.

Banking signature cards mostly complete

- Safe deposit box is in Shepherdstown (about \$30/year)

Social Committee

- Tried a couple folks, no takers
- Kim Hildebrand still available to work with the group, just not going to lead
- Discussed promoting the pavilion for use without charge for events open to the community (game nights, ice cream social, etc.)
- Trying to get ideas on how to increase usage and get more value out of this asset.
- Discussed Friday, October 31, for a Trick-or-Treat/costume kids event, 6pm. Idea is to have families reserve and decorate a table, spread them around in the grass and parking area and then let the kids move around table to table.

Trees

- Three trees by the community shed are scheduled to be removed this week for \$2,200
- Harris will also be shown the property to get a bid while on site
- Can decide to clean up Mason Drive based on budget left this year
 - \$5,900 for tree maintenance allotted in 2025
 - Spent \$2,120 on removing the split tree in the summer
 - Spending \$2,200 this month
 - \$1,930 remaining for 2025
- Discussed leaving the leftover amount for emergency tree removal, trimming trees on Mason Drive, or planting trees in the butterfly garden
- Discussed trimming Marilyn Rd on Nov 8

Pavilion Playground Plan

- Soft landing installation is complete
- Insurance now active
- \$582.30 spent by POA on materials; \$360 was donated

Website

- Need to find a way to collect online payments and reconcile which address is associated with each payment
- Jake and Annete have 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
 - **Action: Jake will draft the new website now with a goal of launching it in January 2026**

Window stickers needing delivered

- Voted to stop printing stickers
- Rob completed this for 2025

Butterfly/Park Area

- Need to schedule a burn of this pile, or find a place to dump it
- **Action: Doug will coordinate to burn Butterfly Garden brush on an evening after 5pm**
- **Action: Rob will price trees and leaf compost for Butterfly Garden (volunteers would plant the trees)**

Roads

- No progress
- Doug has a plan with drawing and Priority Road areas that need attention.
- Still waiting formal quotes based on these drawings
- Discussed leaving the bump by the pavilion since it slows traffic and the potential for increased cost to remove the collapsed french drain

Dock

- Will be removed November 1, 2025
- Email, web site and face book messages should be sent.
- **Action: Becky will post on Facebook page**
- **Action: Jake will update the website**

Next meeting: Saturday, Nov 1, 9am

Adjourned: 8:10pm