

Oct. 13th 2022 GHPOA BOD Meeting

Time called to order 6:20pm

Attendance: X R. Mead, X C. Drew, X B. Sullivan, X J. Whalen, X K. McBride,
 X J. Pratt, X R. Mihalik, X K. Keller AB K. Mitchell

- Call meeting to order
- Approve Meeting Minutes
 - Regular BOD Meeting Sept 8th – Mins read and approved.
 - Motion to approve - R. Mead
 - Second – R. Mihalik
 - Unanimously passed
- Finance Report – Reviewed
- Old Business
 - Update and review of the Pavilion chimney removal – It was addressed, and residents are taking care of the rubble.
 - Discussion and review of the Pavilion repair – Proposal from Topper Construction *see attached Sept 8th mins. \$1016.20. R. Mead will clarify the bottom cap will be finished. Quorum not met at Sept 8th meeting to approve. Vote taken this evening.
 - Motion to approve – B. Sullivan
 - Second – C. Drew
 - Unanimously passed
 - Short Term Rental (STR) Update
 - Letter to owners of Short-Term Rentals for review to address, inaccurate descriptions, clarify community guidelines, emergency contact, river access to address problems with renters trespassing on other properties and not observing community guidelines...was sent out.
 - No responses some have been notified multiple times.
 - Discussion on potential ways to address the sales of advertised STR's and deal with making purchasers of GH guidelines etc.
 - A decision not to post names and addresses in the mins. of any properties and owners being discussed was unanimous.
 - Proposal to form a Short-Term Rental (STR) Committee – to make proposals, draft letters/documents, and report to BOD... R. Mead will reach out to community members.
 - Vote on Dave Jewells Contract – increase from \$250-\$300 a month for mowing. This is a bid for 2-year contract but we are voting to change to a 3-year contract and accept the \$50 increase due to fuel prices rising.
 - Motion to accept: K. McBride
 - Second: B. Sullivan
 - Unanimously passed
 - Snow Plowing Contracts

- Discussion about different compounds to use, who will be the point person for contact. What roads will be done when?
 - Rock Salt harsh on grass cheaper
 - Calcium Chloride works better at lower temperatures.
 - Discussed the barrels of ice melt
 - Discussed who will be “Point Person” to work with R. Mihalik and made plans to have R. Mead ask P. Perfetto and T. Mitchell.
 - Motion to form a committee if we can get volunteers
 - Second – J. Whalen
 - Unanimously passed
 - Vote to award contract will be taken via email
- New Business
 - Community Dock Removal – We need to come up with official dates to remove and put it on so people can plan for their own dock removal or launching. Possible dates May 15th and Nov 1st.
 - Winterization
 - Barrel Placement will be done by D. Jewell
 - Pavilion Water – Rental coming off then C. Drew will coordinate the shut off Oct. 24th
 - Confirmed that all work done for GHPOA needs to have a quote
 - Community Yard Sale Info form Kim Hildebrand – Oct. 7,8,9 moved to Oct 22-23
 - Bus Stop – Discussion to improve safety at the front entrance where cars are parking on both sides of the road and blocking incoming traffic that can’t see the lane is blocked. C. Drew will try talking to parents.
 - Acknowledged the Butterfly Garden major improvements made by the Guthrie’s.
- THANK YOU!!!**
- New Meeting Set: Dec 8, 2022 @ 7pm. Time moved to 7pm to accommodate travel home from work
- Call Meeting to Close 7:38pm
 - Motion to Close Meeting: B. Sullivan
 - Second: J. Pratt
 - Unanimously passed