

President's Comments for 2024 Annual Meeting

Thank the volunteers of our Association

Ed Cesar has served as VP for the past two years. His technical knowledge of all things building have saved us a considerable amount of money because we did not have to hire out tasks.

Mary Barna is a long time Board member and past President. Because of her legal background she is able to offer good advice during Board discussions. This year she also represented us in court. She also corrects my grammar and spelling in our written documents.

Jennifer Mann has served as the Board Secretary this year. She did both a timely and comprehensive job. She has agreed to serve in the new position of Assistant Treasurer, working with Jan Unterzuber as he transitions out of office and as QuickBooks is transitioned in.

Jim Johnson has been in charge of the generators. This has turned out to be a task that kept him very busy. With the generators going away, we will need to find something else to keep him busy.

Jan Unterzuber, our Treasurer, is an officer but does not serve on the Board. He was the first President of the GHPOA and has been involved with the GHPOA for almost two decades. As the first President, he helmed a Board of four people who built the POA from scratch with few resources. He has been working with Jennifer to fully transition her into the Treasurer role, and believes that she is ready. Therefore, he will be stepping down effective with the end of this meeting.

Kaye Shepard who was our Property Manager, taking care of arranging for the mowing of the GHPOA owned lots and any other lots where the grass height exceeded our limits. She moved out of our neighborhood earlier this year and we have yet to find a replacement.

Pierre Monacelli has served as our web master for several years now. As we move forward, the website will become an increasingly important tool for us to communicate to membership and others.

Accomplishments of the past year

As everyone from the previous Board was reelected, we were able to get off to a good start. Jennifer Mann volunteered to act as Assistant Treasurer to Jan Unterzuber with the goal of taking the position of Treasurer in a year when/ he steps down. As she was already very familiar with QuickBooks, the only learning curve was in our procedures.

Policy Resolution 24-01 on Associate Membership was passed. The application for Associate Membership was then posted to our website for access by those who are interested.

Policy 23-01 regarding dues was fully implemented on January 22, when we went to court and won liens against two of our members who were in arrears.

We increased the cost of the resale certificates from \$25 to \$50.

On August 2, Virginia American Water completed their acquisition of the Goddard water systems. In the past several months they put in meters and began to invoice for metered usage. Unfortunately, this process was not well thought out and the implementation has been a fiasco. At least one meter was put in backwards, and there was no common starting point for metered water as the meters were put in over several days, a couple of weeks, and overlapped from one month to another. VAW is now attempting to correct all of the water bills, but that has not been handled well either. They have also removed the well house #2, and several weeks have gone by without a replacement being erected.

Dominion Energy has a plan to bury the power line that extends from the pole near well house #2 to a pole on Little River Drive, thence across the remote drain fields and terminates at a pole at 604 Greenfield Point Drive. The current schedule calls for right-of-way negotiations to begin after the first of the year.

When the invoice for dues was sent out in June, we also included a form asking members for their email address if they preferred to receive GHPOA communications in that manner. Quite a few members responded affirmatively.

The Board has discussed, and will probably be proceeding with, another request to change the Declaration of Covenants. This is just a small change, but it will require a mailing and a vote. Paragraph 11 of the Covenants references paragraph 10 in two places, probably a typo in the original document, as it should reference paragraph 11. More importantly, it states that dues are due January 1 and will be

delinquent if not paid by March 1. This presupposes a fiscal year that is congruent with the calendar year. However, as the first Board was given the task of governing the POA in mid-year, our fiscal year is July 1 – June 30. This error then repeats itself in our By-Laws. We cannot change the By-Laws until the Covenants have been changed.

Finally, last year I talked about the potential need to increase our dues. What \$50 bought in 2005 now costs \$80. However, we are in negotiations to sell the generators to Virginia American Water and the Smith Point Circle LLC. The income from the sales, along with lower insurance costs and the adjustment to the reserve payments that the state requires that we keep on deposit, should give us several more years before we face the eventuality of raising the dues.