**Gibson’s Grant Homeowners Association, Inc.**

# **Budget Meeting Minutes**

# **November 12, 2020 7:00 p.m.**

GoToMeeting Video conference

1. **Establish Quorum & Call to** **Order** – Jacques Smith, Cathy Markley, Jamie Kinsel, Heather Skipper, and Tom Gosselin were present. Those present constituted a quorum of directors. Michele Krolick and Steven Levin with Sentry Management were also present. Jacques called the meeting to order at 7:04 p.m.
2. **Approval of Prior Meeting Minutes –** Jamie made a **MOTION** to approve the minutes from the February 13, 2020 Board of Directors meeting as written. Tom seconded and the motion passed unanimously.
3. **Unfinished Business** – No unfinished business to address.
4. **New Business**
	1. Cash Management Policy – Tom made a **MOTION** to approve the Cash Management Policy as proposed. Cathy seconded and the motion passed unanimously. Copy of policy is attached hereto and posted on the HOA website.
	2. Proposed 2021 Budget – Upon thorough review of proposed budget and the Board answering questions and feedback from the floor, Tom made a **MOTION** to approve the budget as proposed. Heather seconded and the motion passed unanimously.
	3. Reserve Expense for Pier Erosion – The Board and Envirotech reviewed erosion issues at pier. Determined wave action from the Chester River crashing onto beach is the cause of erosion. The HOA planted beach grasses, which has helped erosion. A volunteer committee will be rearranging the rocks to fill in gaps on bulkhead. Finance committee recommended using Reserve funds to pay for erosion repair, estimated at approximately $16,000, because pier is considered a capital asset of the HOA. Seeking a grant to help pay for half of expense through the Chesapeake Bay Trust Foundation. Tom made a **MOTION** to approve erosion repairs to be made by Envirotech to be funded through Reserves and seeking grants to offset expense. Cathy seconded and the motion passed unanimously.
	4. Revised Facility Rental Agreements – The Board presented revised rental policies for the common area Pavilions and Clubhouse in a post-COVID environment. New agreements prohibit renting facilities during holidays, requires at least one week advanced notice, and supplemental addendums for alcohol and using outside vendors must be completed and approved by the Board in advance. Copy of proposed rental agreements and addendums are attached hereto.

At this time, the Waterfront Pavilion cannot be rented out until the County defines whether this space is part of public access agreement for the Waterfront Park. Space may still be RESERVED by Gibson’s Grant residents, but may not be RENTED for events or parties by people outside of the community.

Jamie made a **MOTION** to approve revised rental agreements and supplemental addendums for renting the Clubhouse and Barn Pavilion as proposed. Tom seconded and the motion passed unanimously.

1. **Open Forum** – The Board addressed feedback and questions from the floor.
2. **Nominations for BOD Vacancies** – The Board is seeking nominations for three open Board positions***.*** Another call for nominations will be sent to the membership seeking volunteers to fill these vacancies.
3. **Adjournment** – Tom made a **MOTION** to adjourn the meeting. Cathy seconded the motion and the meeting was adjourned without objection at 7:52 p.m.