

TO: All GHCP Property Owners and Members

Meeting Notice: This letter provides notice of the General Membership meeting of the Glebe Harbor – Cabin Point Association, Inc., that will be held on Saturday, December 1, 2018, at 9:30 am. The meeting will be held at the GHCP Clubhouse located at 751 Glebe Harbor Drive, Montross, VA 22520.

What's Planned for the Agenda—Update on GH-CP Sanitary District Work Priorities for Fiscal Year 2018 – 2019: At this business meeting, we will provide an update on the tentative priority list of major maintenance and repair work projects to be funded this current fiscal year. Chief among these work projects is the refurbishment of the swimming pool. On September 19, an on-site pre-bid conference was held at the swimming pool to enable potential bidders to view the condition of the pool and the work to be done. Final bids were submitted to the County on October 19 and the County is in the final stages of reviewing those bids before awarding the contract.

During November, we will be meeting with the County Administrator and staff to develop the detailed budget plans for the balance of this fiscal year and to identify other potential work projects that can be funded from the approved budget.

Proposed Budget for GHCPA for Fiscal Year 2019 - 2020: We will present the proposed budget for the GHCPA for Fiscal Year 2019 – 2020. The Association has relatively stable operating costs from year-to-year and generally the limited income sources provide adequate funding to address costs. The proposed expenses for the upcoming Fiscal Year 2019 – 2020 are not expected to exceed the current fiscal year expenses by more than 10%, thus no vote on the proposed GHCPA budget by the membership is required.

Proposed Budget for the GH-CP Sanitary District for Fiscal Year 2019 – 2020: Work on the proposed budget for the Sanitary District for Fiscal Year 2019 – 2020 is not yet underway. In the interim, we will be working with County staff to incorporate items from the Association's Reserve Study into the planning documents used by County officials for approval of long-range capital projects.

This capital planning effort will also include future waterway and shoreline projects. Once done, this will enable the County and the community to better plan costs of repair and maintenance of major recreational facilities and assets.

Come in Person or Send your Proxy: We urge you to attend the December 1 meeting in person. If you cannot attend, we urge you to download the proxy from our website at gh-cp.org and submit to Barbara K. Cole, Secretary, GHCP Association, by November 23, 2018. Proxies are used to establish quorum for the conduct of business meetings and to

vote on matters brought before the membership for consideration. Because of our greatly increased membership, no proxies will be accepted at the door on the day of the meeting.

All proxies must be received by the Association Office no later than Friday, November 23, 2018. Proxies may be submitted in person or by mail to the Clubhouse address, or by email to GHCPAssoc@gmail.com. Be sure to fully complete the proxy information to assure your proxy is valid. As provided by Virginia law, all proxies are subject to validation by the Secretary. Proxies received after November 23 will not be considered valid for use at the December 1 meeting.

We will post more information about the meeting on our website as it comes available.

We look forward to seeing you on December 1, 9:30 am, at the Clubhouse.

Jeanne Axtell, President, GHCPA Board

On Behalf of the Board

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