

## SPVPOA ANNUAL MEETING MINUTES OCTOBER 4, 1986

The third general meeting of the South Potomac Valley Property Owners Association convened at 12:15 p.m., October 4, 1986, in the Volunteer Fire Department Hall, Levels, WVA. Tom Masarick and Dick Gorham co-chaired the meeting. Before proceeding with the agenda, members voted that for purposes of this meeting, a quorum would consist of members present and that all future annual meetings will be scheduled for the first Saturday each October.

Agenda Item 1. Approval of Minutes of the May 10, 1986 Board Meeting -- The minutes were accepted without correction.

Agenda Item 2 Treasurer's Report -- Treasurer Ralph Hofer reported the fiscal year ended September 30 with \$1,992.06 excess revenue over expenses and \$1,200 in unpaid assessments. Liens will be filed against the lots of owners whose fees are in arrears. The \$7,550 revenue projected for 1987 may be inadequate for annual expenses, but the board decided not to raise the assessment. A balanced budget based on available revenue will be distributed by mail at a later date. Mr. Hofer also stated that association finances are not complex enough to require audit by a CPA, and the board agreed to delete this requirement from the bylaws. The audit can be performed by a member, but not by a board member. By unanimous affirmative vote, Member Robert Koslow was elected to serve as a one-man audit committee for the Fiscal Year 1986 books.

Agenda Item 3. Consideration of Proposed Bylaws -- Secretary Jodie Alcorn summarized changes to the bylaws recommended by the board. Establishing rules for a quorum when the members live so far apart was discussed at length, and the method recommended by Bill Judy was accepted. **All adopted changes are included in the enclosed draft. Members are asked to review carefully (margin lines indicate where changes from the first draft occur), then use the enclosed ballot to record your vote and comments. Return within 15 days of receipt to the Secretary, SPVPOA. A postage-paid self-addressed envelope is enclosed.**

Agenda Item 4. Election of Board Members -- Terms of office for officers and board had previously been established at three years. However, to promote continuity on the board, it was decided to fix initial terms of two board members at two years, and two at one year, so that only two positions need be filled each year. Under this procedure, terms of Board Members Masarick and Curtis expired September 30. Tom Masarick, Jim Curtis, and Gene Pietra were nominated for the two vacancies. By majority vote, Messrs. Masarick and Curtis were returned to office for three years.

Agenda Item 5. Special Projects --

- a. Liability Insurance -- At the board meeting, Ralph Hofer had volunteered to secure three insurance estimates for comparison.
- b. Termination of Oil and Gas Lease -- Tom Masarick indicated he would contact Oscar Bean to see if he has terminated the oil and gas leases as promised, or if he will do so.
- c. Shared Maintenance of Access Road -- Jim Curtis volunteered to try to obtain information on the other property owners association.

Agenda Item 6. Reports of Standing Committees --

- a. Roads -- The chairman of the roads committee will begin soliciting prices

- for maintenance of development roads.
- b. Utilities -- Tom Masarick stated that a Potomac Edison representative was invited to this meeting, but did not come. Several members expressed confusion over cost of electricity and application procedures. John Miller stated that anyone who wants electricity should call Sue Murphy of Potomac Edison at (304) 822-1305. Ms. Murphy will take application information over the phone and provide information on what to do next. To avoid a large advance charge, have two letters of credit on your behalf sent to Potomac Edison. South Branch Valley National Bank, Moorefield (call Larry Kessel, (304) 538-2353), is a good local source for those whose land loans are through that bank.
  - c. Security -- Gene Pietra expressed concern at the liability of development property owners because the land is not posted "no trespassing" and has no gates. He suggested erecting gates at the entrance and at the river access, and using membership cards. Association attorney Bill Judy stated that under the law, a sign and an unlocked gate are the same. The members voted to post association property and erect one gate (unlocked) at the entrance. Consideration of a second gate and of membership cards was deferred. Mr. Pietra agreed to serve on the Security Committee for 1987.
  - d. Social -- The Social Committee had no report. It was agreed to drop this committee until needed.

Agenda Item 7. Appointment of Committee Chairman for 1987 -- Chairman Dick Gorham reappointed all incumbent committee chairmen.

Agenda Item 8. Other Business --

- a. The question of whether a club such as Anglers Unlimited has the right to ownership/membership in the association was discussed. Dick Gorham pointed out that at the first association meeting Mr. Bean had indicated the land's use was defined as recreational and residential. Attorney Judy stated that Article 1, Section 2 of the covenants refers to owners as "entities." Anglers Unlimited is a corporate (legal) entity and therefore should not be excluded. A representative of the Anglers who was present at the meeting noted that completing the group's incorporation had delayed closing on the land. He assured members that the Anglers' ownership of property will not be detrimental to the purposes of the association.
- b. John Miller warned those who had "perc" tests performed on their land at the time of purchase that permits issued because of those tests are valid for only one year and have now expired. He advised all owners who paid for "perc" tests to re-test their lots, because there is considerable doubt about the validity of the original tests.
- c. Secretary Jodie Alcorn announced that due to the press of other commitments, she was unable to continue as association secretary. She recommended Ms. Diane Mischou as her replacement. Ms. Mischou agreed to serve and was endorsed by the members.

The meeting adjourned at 3:45 p.m.

Respectfully submitted,



Jodie Alcorn, Secretary, SPVPOA