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**South Potomac Valley Property Owners Assoc.
Annual Meeting
October 1, 1988**

The meeting was convened at 1:20 pm by Chairman Tom Masarick. Attendance was taken with a quorum of 38 lots represented.

Mr. Masarick reiterated that the association is now incorporated and the controversial gate was moved to its present legal location.

1. **Secretary's Report** -- Minutes of last annual meeting summarized and approved.
2. **Treasurer's Report** -- Because of the date of this meeting the fiscal year has not been completed. However, we have \$1200.11 in treasury at this time.
 - a. Our \$600 legal bill has been paid to Mr. Judy
 - b. Road work has been completed and paid: \$2502. gravel, \$855. grading, \$1117. culverts replaced

At this time our revenue base is \$5600 per year.

Statements have been mailed which are due Oct 31, to include \$4 increase(see below)

3. **Roads** -- It was generally agreed that the roads are vastly improved but there is still a problem with the river road. When it rains it becomes very muddy and slippery. At the Miller's the water doesn't go into the culvert. It appears some additional digging might take care of it. There was one culvert saved which could be used on the river road.

ACTION: Masarick will discuss with Roads Chairman. Bill Palmer a 5-year plan to bring roads up to state standards.

Masarick reported on August 13 meeting between our association, Potomac Hills River and Heywood Group (French's Neck East) and a state representative regarding the maintenance of the roads. The state rep. suggested a petition to the state to include number of cars, individuals, guests, frequency, etc. to establish something for the state to work with. Tom prepared a petition which was read and signed by those in attendance.

ACTION: Membership not in attendance should contact Tom Masarick to be included in the petition. (703) 368-8308

Tom then said the other associations asked if we would contribute to the repair of the common roads between state maintained road and our gate. They were told we could not do that without membership approval. Individuals then made personal contributions equaling \$100. The general consensus of this annual meeting was that we should not be expected to contribute to the maintenance of their roads and a precedent would be set if we did. It was pointed out that our covenants prevent maintenance outside of our boundaries.

It was asked if there is a legal way to force them to maintain their roads. It was generally agreed there was not. However, it was determined from the covenants that if the other associations defaulted in their obligations, Mr. Feller became responsible.

It was moved and seconded that no money be expended outside of our association.

4. **Expansion of common area** -- It was noted that the river access is very narrow and does not provide any reasonable kind of parking for those who live on the mountain and want to use the river access. It was suggested that it would probably contribute to the value of our property if our

river access were improved. In searching for a solution, Tom Masarick asked Ralph Hofer to look into the possibility of purchasing a lot on the river for the association.

The price range was \$11,300 - \$13,000. This had not been discussed with individuals. Ralph talked to the bank and they would loan in several different ways. In any case, it would cost the Association about \$2000 per year.

It was remarked that the river access is already used by people outside of our association and if we provided more parking area it would only encourage more illegal use and what is referred to as "an attractive nuisance". Several people who have river property were strongly opposed to any change as they paid more for their property and additional traffic would detract.

Comments: "would be nice, would add value long-term", "would detract from river access", "people on mountain should have access to river too...cannot park", "should buy lot with shale" "who wants to live next to a shale pit", "covenants say each lot for residential purposes""can we afford it?"

Motion: Pursue the possibility of purchase of river front property for purpose of expanding river access. Affirmative: 14 Opposed: 22 Motion defeated.

5. Election of Board members: Miller (3 year) (did not wish reelection)
Hofer (Treasurer)
Mischou (Secretary)
Curtis (one year term remaining) resigns

Thomas 1989
Hofer

Nomination for Secretary: Mischou
Elected: Mischou — 9/

Nominations for Treasurer: Ralph Hofer, Bob Koslow
Elected: Hofer — 7/

Nominations for 2 board members: Dick Collins, Angie Asbury, Bruce Dunn
Elected for 1 year term: Bruce Dunn (*Asbury*)
Elected for 3 year term: Dick Collins (*Miller*)

6. Increase in association dues: Our revenue base has decreased with the purchase of adjoining property by existing property owners who then pay association dues on only one lot as permitted in the covenants. Therefore when an increase is deemed to be necessary by the Board when they are preparing the budget for the upcoming year, do they have to have this increase approved by the membership or are they permitted to increase on their own authority?

After much discussion it was determined that the covenants are somewhat ambiguous.

Motion: Membership authorize Board to set dues each year if needed, not to exceed Cost of Living Index as published by the Department of the Interior, Bureau of Standards.
Seconded and approved by voice vote.

8. It was mentioned that several lots are not being cut as prescribed in the covenants and the members are therefore in violation. The members in violation should be provided notice by these minutes to resolve by May 30, 1989.

9. Members requested copies of current membership with names, numbers and lots.

10. Next annual meeting -- First Saturday of October , 1989.