

SPVPOA ANNUAL MEETING -- OCTOBER 7, 1989

FIRE HALL, LEVELS, WEST VIRGINIA

Chairman Tom Masarick opened the meeting. The owners of 41 lots were present for a quorum.

Tom thanked the various members of the board and committees for their services.

Secretary's report: Copies of last year's minutes were available.

Tom introduced Tom Swisher from the fire department who told us about their new \$51,100 mini-pumper. He said they are "ISO" rated which means a break for property owners on fire insurance. He said brush and trees should be 100 feet from dwellings in case of a wild fire.

He said ambulance service is 20 miles away. Call the Fire Department on 822-5000 for quick response. They can radio for a helicopter which can arrive in 8 minutes. We are "the South Potomac Valley Subdivision, west of Levels on the South Branch of the Potomac."

ROADS: Bill Palmer reported on the roads. We are budgeted to spend \$4500 which will include:

- 2 culvert pipes on River Rd
- equipment to clean out ditches
- top of mountain - some repairs
- 200 tons of bluestone on road covering 1.3 miles (we have 3.8 miles)

Stone has increased \$2 a ton plus an increase for equipment. We are planning to put down bluestone every two years. Shale is \$40 for 3 cubic yards.

Bill noted that he spends a good bit of personal time working with contractors, contracts, inspecting work, etc. Tom stated that his services are recognized and greatly appreciated.

With our shrinking revenue base (due to owners purchasing adjacent property) we are just keeping status quo.

Each property owner is responsible for cleaning his/her culverts. Fire Department will blow out for minimal fee.

TREASURER: Treasurer's Report attached with comprehensive breakdown of assessments, delinquent assessments, and member's list.

Previously, Bob Koslow has done our audit but since he is now doing liens it was decided we would get another auditor. Christian Fisher volunteered and we accepted.

ROADS OUTSIDE GATE; It was suggested that our argument was not with owners of other associations but with the original owner on the premise that he cannot sell his responsibility. In the face of varying opinions it was decided that we would consult an attorney. It was moved and seconded to "have an attorney notify in writing the responsibility of each individual involved." **ACTION;** Tom Masarick will call Judy.

John Miller and Bill Palmer said they personally saw equipment belonging to Haywood destroy culverts. **ACTION;** They agreed to provide the Board with a written statement to that effect which will then be given to the attorney.

SECURITY: The gates control access but we cannot lock gates thereby denying access to the Fire Department. Technically all of our properties go to the center of the road. Therefore the post of our gate is on someone else's property. We did not get written permission to install the gate post.

Gene Pietra questions just who owns Big Buck Road. It was moved and seconded that he pursue this question and get back to the board. **ACTION;** Pietra determine ownership.

We were reminded that the gates were installed to solve problems rather than create them. The actions taken such as gates, signs, etc. were the advice of an attorney to limit our liability.

It was moved and seconded that a notice be put in the paper re hunting season. **ACTION;** John Miller volunteered that Juanita would do.

COVENANTS: Dick Collins had formed a committee to review the covenants. It seems that all owners did not receive the same copy of the covenants. Dick will determine which copy was the recorded copy and find out recourse if different copies were given to owners. **ACTION;** Dick Collins

MINERAL RIGHTS: Attorney Judy is to provide outcome in writing.

ROAD SIGNS: Bob Koslow suggested new and bigger road signs at an earlier meeting and volunteered to make them. He was not in attendance so status will be forthcoming.

ELECTIONS: Tom Masarick asked Dick Gorham to conduct the elections. The positions of Chairman and three-year-term Board member were available.

John Miller and Tom Masarick were nominated for Chairman. Tom Masarick was elected by ballot.

Bruce Dunn was elected to fill the three year term.

Roads Committee: Bill Palmer, Frank Jenkins and John Miller agreed to serve.

Security Committee: Bruce Dunn agreed to serve.

Dick Gorham stated that lots 58, 59 and 60 are for sale. He was asked by the membership and agreed to provide information gleaned from the newspaper or other sources regarding the sale or auction of any properties in our development.

It was moved and seconded to give the Fire Department a \$50 donation for the use of the Fire Hall.

The meeting was adjourned.

Respectfully submitted,

Diane M. Mischou
Secretary

P.S. I apologize for the delay in sending out the minutes. I hope you all had a very Happy Holiday and wish you a prosperous and Happy New Year.