

SOUTH POTOMAC VALLEY  
PROPERTY OWNERS ASSOCIATION Inc.  
Post Office Box 45  
Levels, WV 25431

October 7, 1994

Minutes of Annual Meeting of South Potomac Valley Property Owners Assn.

Meeting called to order at 1:08 pm at Levels Fire hall, Levels, WV., Oct. 1, 1994.

Chairman John Miller presented an opening statement, welcoming all members, and stating that we have had a lot of problems this year and hopefully we can resolve them at this meeting.

Quorum was established as 49 lots were represented.

SECRETARY REPORT

No minutes were reported due to technical problems.

TREASURER REPORT

Mr. Koslow presented his report stating that the following legal actions have been taken:

Jack and Luann Fisher for two years of road maintenance assessments, late fees, court cost, interest and certified mailing costs for a total of \$278.09. The court has received a check for the full amount and should be sent to the association within a week.

Frank Jenkins for one year road maintenance assessment, late fees, court cost, interest and certified mailing costs for \$150.69. The treasurer received partial payment of \$110.00. Mr. Miller received the balance of \$40.69, which he gave to the treasurer at the meeting.

Michael and Patricia Grimmatt for three years of road maintenance assessments, late fees, court costs, interest and certified mailing costs, for a total of \$478.91. Payment was received and the treasurer will file a motion to dismiss the case.

Kenneth Morris for nine years of road maintenance assessments, late fees, court cost, interest and certified mailing costs, for \$1568.14. The matter was taken to court on September 28th. Mr. Morris is to pay \$1040.90, which he has agreed to pay \$50.00 a month at 10% interest.

John Miller for spending money to fix the road outside of the association for \$540.00. Mr. Miller has received his summons and has turned this matter over to his attorney.

MOTION by J. Wolfe not to accept treasurer report until an audit is made.

Roger Asbury seconded.

Membership discussion followed. Mr. Miller called a fifteen minute recess to look over packet about treasurer, "temporary cash fund".

J. Wolfe questioned treasurer about check #1068 for \$450.00 dated Oct. 31, '91 total amount not returned to account until August '93.

Mr. Koslow stated he thought the bank would fail due to articles he read in the Washington Post.

Diane Dee asked Mr. Koslow why didn't he call a emergency board meeting. Mrs. Pietra also asked the same question. Mr. Koslow said he probably should have notified the board of directors.

Mary Stultz said an auditor (CPA) should do the books.

Mr. Miller stated he took a treasure packet to the state police in Romney but there has been no response yet.

Mrs. Collins said an audit is for protection of treasurer, present and future.

Diane Dee motioned that association vote funds to pay for CPA to audit books. Mr. Koslow seconded.

Membership discussion followed.

Mr. Stultz said a member should audit the books.

Diane Dee amended her motion for a top dollar limit of \$1000.00 on a CPA audit for last fiscal year financial records and to get three estimates.

Vote passed by show of hands.

Mr. Fischer motioned to approve treasurer report subject to audit. Mr. Stultz seconded. Passed by show of hands.

Tom Dee made the motion to reimburse Angie Asbury \$50.00 for secretary fees, and increase the secretarial funds to \$100.00. John Miller gave Angie \$50.00 out of his pocket to be reimbursed at a later date.

#### ROADS.

Mr. Stultz handed out his road report. Discussion by membership.

Tom Dee, Engineer of Roads, introduced himself to the membership. He explained how road work or projects are normally taken care of on the state level. He seems to think we are going to see plenty of water on our roads during wet seasons.

J. Wolfe made motion Tom Dee be nominated to write procedures for contracts and bids to be given to board of directors for approval.

Mr. Miller read a letter from Marvin Miller stating his concern about excess water on his property from the roads. Mr. Stultz replied to Mr. Miller's

letter that there was a one foot drop in the drain fields between Mr. Miller and Mr. Adams lots.

John Miller and Mr. Stultz will talk to Marvin Miller concerning his property.

Mr. Pietra read a letter from Mr. Dennis stating his concern about the condition of the boat ramp.

All complaints are to be responded to by letter.

J. Wolfe amended her motion that someone be appointed to write procedures for contracts and bids.

Mrs. Pietra seconded.

Passed by show of hands.

Mr. Miller asked Tom Dee if he would take on this task and Mr. Dee accepted.

Mr. Coleman said to get signed contract from Mr. Stegmeier (Petroleum Equipment)

Mrs. Collins made a motion to write a letter from the association to stop road work until formal contract is given to board.

J.Wolfe seconded.

Approved by show of hands.

Mr. Stultz stated he is not happy with the culverts, some need to be redone.

Mr. Stultz is to call Mr. Stegmeier (Petroleum Equipment) to stop work until contract is seen and approved by board of directors.

Nathalie Mundell wanted to know if Apple Court is going to be worked on. Questions were also brought up about South Branch Road leading to the Glaze property (Smokey's road).

Board to present phase II of road work to take care of these matters.

Mr. Stultz brought up John Miller's pond and fence, Mr. Miller asked the membership if they saw any problems. There was no response from the membership.

Roger Asbury made a motion that if board members can't get along or go to meetings they should resign.

#### ELECTIONS

Nominations for secretary.

Mr. Koslow nominated Gene Pietra, he declined.

Buck Llewellyn nominated Peggy Llewellyn she accepted.  
Mr. Koslow asked numerous members about position all declined. Mrs. Collins closed nominations. Angie Asbury seconded. Approved by show of hands.

Nominations for treasurer.

Diane Dee nominated Christian Fischer, he accepted.  
Nathalie Mundell nominated Bob Koslow, he accepted.  
Nomination closed. Ballot taken. Mr. Fischer is our new treasurer.

Nominations for board of director.

Mr. Koslow nominated Gene Pietra he accepted.  
Peggy Llewellyn nominated Charlie Surber he accepted.  
Angie Asbury nominated Diane Dee she declined.  
Nominations closed. Ballots taken. Mr. Surber was voted back in.

The votes were counted by Angie Asbury and Richard Collins.

Roads dues will remain at \$100.00..

#### OLD BUSINESS.

Discussion about extra structures on adjoining lots should they be assessed extra road dues. Discussion by membership, tabled until next general meeting.

\$50.00 for fire hall. Approved.

Next meeting 1st Sat.in October 1995.

Diane Dee motion meeting be adjourned.  
John Miller seconded.

Meeting ended at 4:20pm.

There will be a board of directors meeting at John Miller's house Oct. 29, 1994 at 12:00 noon. Any member wishing to attend is more than welcome.



Peggy Llewellyn