

*South Potomac Valley Property Owners Association, Inc.
Incorporated 1986
P. O. Box 45
Levels, WV 25431*

*Special Annual Meeting – November 12, 2005
1 P.M. Levels, WV Fire Hall*

Board Members:

Chairman: Kevin Malone
Acting Recording Secty: Kelly Malone
Treasure: Chris Fisher

The Board of Directors called this special meeting because the regular annual meeting in October 2005 did not have the necessary membership for a quorum.

At this meeting there were 28 lot owners present:

Robert & Kelly Malone 2, 3, 4, 5, 97	Angela & Roger Asbury 56, 57
Charlene & Gene Pietra 41, 44, 45, 46, 47, 22	David & Mary Murray 13, 14
Steve & Teresa Clayton 89	Bill Moore 64, 65, 66
Kathy & Philip Olbert 92, 93, 94	Susan Mrenna 76, 77
Natalie Munder 74, 75	Chris Fischer 18, 19

Kelly Malone read the minutes of the October 2004 Annual Meeting. Minutes approved as read.

Treasure Report was given by Chris Fisher. Approved as read.. Audit Report not completed.

OLD BUSINESS:

Hunting in SPVPOA

Angie stated that hunters have been coming into the association. Sheriff advised that if we find someone who is trespassing we can have them arrested. Angie stated she checked with the DNR, hunting is not allowed in this subdivision. Kevin said that state law is that if you own 5 or more acres you can hunt on your property but there is restriction regarding how close you are to houses. Gene Pietra also stated that for many years this subdivision has advertised in West Virginia paper (Hampshire Review). Also, there are No Hunting Signs posted at the subdivision gates. This policy was proposed and passed by the lot owners in a previous Annual Meeting. See October 25, 1999 minutes where Gene Pietra also advised the members that at the request of a past Board of Directors he had checked with the DNR and State Police. Their answer was the same

as reported by Angie. Angie gave copy of the No Hunting Ad that was used in the past to Chris who will give it to Kelly. Kelly will place ad in the Hampshire Review on Tuesday.

NEW BUSINESS

Bill asked about the Anglers Club property and it was stated that the property will be up for action at the Hampshire County Court House. Watch Hampshire Review for date.

Bill requested an updated list of all property owners and requested the list include their e-mail address. Also to save postage send minutes and notices via e-mail. Kevin advised this has been done in the past. Angie said not everyone wants to give their e-mail address. A list was passed around for everyone to review their information, correct as necessary, and add their e-mail addresses. Angie will be making up a new list.

Bill asked if anyone had received an answer to the letters that have been sent asking for road maintenance to be done on Vance Road. Bill said he has received a reply stating that there is no money to do the road.

Election

Angie was elected to finish out her term as Secretary.

Philip Olbert was elected as Board Member At Large.

Gene Pietra elected as Vice Chairman.

Gene Pietra made a proposal that due to the lack of interest by the lot owners to serve on the Board, we should consider going to a 3 member Board of Directors. Angie stated that in the covenants it states we have a 5 member Board of Directors.

Motion: Angie Asbury made a motion to donate \$50.00 to the Fire Dept. for use of the hall. Seconded and passed.

It was discussed that a \$20.00 special assessment be put in place to cover expenses for postage, envelopes, and other necessary expenses incurred by the secretary and treasurer, insurance, and advertisement. It will have to be brought up and voted on every year.

Motion: Angie Asbury made a motion that a \$20.00 assessment be made to cover secretary and treasurer expenses, insurance, and advertisement. This assessment will be reviewed and voted on every year. Seconded and passed.

Motion: Kelly Malone made a motion that at the Annual Meeting if not enough lot owners are represented either physically or by proxy the majority rule be put in place. Seconded and passed.

Chairman Kevin Malone advised the membership that the Board of Director meetings will be held at his house starting at 10 a.m. on the following dates:

Jan 14, 2006

April 8, 2006

August 12, 2006

The next Annual Meeting will be held on Kevin & Kelly Malone's property next to the Boat Ramp on Oct. 7, 2006 starting with a pot luck lunch at 11 a. m. with everyone bringing a covered dish. In case of bad weather Philip Olbert said we could move the meeting to his covered porch area.

Everyone is welcome and encouraged to attend all meetings and give their ideas and support to our association.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gene W. Pietra Sr." The signature is written in dark ink and is positioned below the typed name.

Gene Pietra, VP for Angie Asbury Secty