

SOUTH POTOMAC VALLEY PROPERTY OWNERS ASSN
PO BOX 45
LEVELS, WV 25431

The annual meeting of the SPVPOA was held on Saturday, October 7, 2006 at 1:00PM at the Levels Fire Hall.

42 Lots were represented at this meeting.

Chairpersons report - None

Vice Chairpersons report - One of the proposals on the agenda was proposed to come before the membership for approval.

Secretary's report - Minutes read and approved by the membership

Treasurer's report - Read and approved by the membership

Discussion on roads perpetrated by Mr. Pietra. We spent \$5100 on roads. He suggests that we forget the stone and just do road maintenance.

Auditor's report - Read and approved by the membership

Road Committee report - Roger told membership that potholes are back; road in front of Fischers home is full of water. Ditches around Pietra's road toward Potomac Court need attention. Most ditches need pulling. This association really needs a road grader. Tom Masarick feels that we need a road plan. Motion made and approved by membership for Roger to fix potholes and road maintenance above.

Proposal: Give ingress and egress to Robert Meehan of Potomac River Hills to his lot via Big Buck Road.

Mr. Meehan told Kevin Malone that he would gladly pay our \$100 road dues because it would cost him several thousand dollars to install a road from South Branch Rd up to his log cabin, since that area of his property is nothing but a swamp. I called all board members and everyone was for the idea. I then made up a contract for Mr. Meehan to take to his attorney and return to me with an answer.

There was a lot of discussion among our members. It was recommended that Mr. Meehan realize that he must go by our covenants, is not a member of our association and, has ingress and egress only to his property. Anything above normal wear and tear on Big Buck Road would have to be paid for by him. Motion to give him ingress and egress only was passed by the membership. Angie Asbury will handle follow-up with Mr. Meehan.

Proposal: \$20.00 special assessment to members for secretary and treasurer expenses (newspaper "no hunting" ad, stamps and envelopes, insurance and taxes). Passed by membership.

Proposal: Partition commissioners to prohibit ATV's on SPVPOA roads. (Not passed even though our covenants state that "ATV's are prohibited on SPVPOA roads.") Frank Jenkins seems to think that if we pass the word around that we do not want outside ATV's in our association, they might adhere to it. Other members seem to think that "they are trespassing and can be arrested." The bottom line is if they continue, call the sheriff and pursue with trespassing complaint.

Proposal: Assess members \$100.00 and \$25.00 for each lot. Not passed; against covenants.

Proposal: Assess members 6.4% cost of living raise for 2006-2007 road dues only. Passed by hand vote of members. Must be voted on again next year.

Proposal: Family members to be voted in on the board of directors to help association make decisions to help association grow. Motion passed by the membership, *against the covenants.*

Corrected
cost of living
to 6% on Oct
6, 2007

Proposal to
be deleted
on Oct 6,
2007. It was
in conflict
with the
covenants

The word covenants is to be replaced with bylaws on Oct 6, 2007.

Elections: Kelly for Secretary - passed by membership; Kathy for Treasurer - written ballot passed by membership

Note by Angie Asbury: All future voting at meetings must be done by written ballot, per the ^{by-laws.} covenants.

Officers: - 1997

- Chairperson - Kevin Malone
- Vice Chairperson - Gene Pietra
- Secretary - Kelly Malone
- Treasurer - Kathy Olmert
- Board Member-at-large - Phil Olmert

Submitted by:

Angie Asbury