

## MINUTES OF ANNUAL MEETING

South Potomac Valley Property Owners Association  
S.P.V.P.O.A.  
Incorporated 1987

Minutes of Annual Meeting of Property Owners

Held October 6, 2007

The annual meeting of the property owners of the South Potomac Valley Property Owners Association was held at the Levels Volunteer Fire Station in Levels, West Virginia, on October 6, 2007, at One o'clock, p.m.

### Call to Order

The meeting was called to order by Gene Pietra, the acting chairman association, who presided at the meeting in accordance with the provisions of the bylaws of the association, and Angela Asbury, acting secretary of the association, being present, acted as secretary of the meeting.

### Attendance

The following stockholders were present in person:

<b>Name</b>	<b>Lots</b>	<b>No. of Lots</b>
Nathalie Mundell	74 & 75	2
Susan & Drew Mrenna	76 & 77	2
Steve & Teresa Clayton	89	1
Mary & David Murray	13 & 14	2
Debra Haas	95	1
Gene and Charlene Pietra	22, 41, 44, 45, 46 & 47	6
Philip Kathy Olmert	92, 93 & 94	3
Alvin & Phyllis Barnes	88	1
Bradley S Harrison	48, 49, 50, 51 & 53	5
Ed Dennis	25, 26, 27, 28 & 33	5
Franklin Jenkins	63	1
Chris Fischer	18 & 19	2
Tom & Janet Masarick	30 & 31	2
Roger & Angela Asbury	56 & 57	2
James Rogers	23 & 24	2

The following property owners were represented by proxy:

<b>Name</b>	<b>Name of Proxy</b>	<b>Lots</b>	<b>No. of Lots</b>
Richard & Mary Collins	Chris Fischer	20 & 21	2
James & Brenda Trent	Alvin Barnes	87	1
Charles Surber	Roger Asbury	1 & 84	2
Fred Adams	None	78, 81 & 82	3

With a total of 45 lots represented to vote, this exceeds the minimum of 34 lots to establish a quorum.

The following Board members were in attendance:

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chairman	Vacant (Vice Chairman acting)	2007
Vice Chairman	Gene Pietra	2008
Treasurer	Kathy Olmert	2009
Secretary	Angie Asbury (Appointed)	2009
Board Member	Phil Olmert	2008

*Reading of the Minutes*

The minutes of the last meeting of the lot owners of the association, held on October 7, 2006, were read.

Drew Mrenna brought up several concerns:

1. In the future, can the minutes reflect the actual lots that were present? Gene Pietra approved the idea and at a minimum the minutes should reflect the lot numbers in attendance. It was agreed that addresses will not be published in the minutes.
2. The ATV proposal made the statement "*Not passed even though our covenants state that "ATV's are prohibited on SPVPOA roads"*". This statement needs to be stricken as that the wording in the covenants is controversial. There was lengthy discussion on whether ATVs are prohibited. A vote by a show of hands was made to keep the statement as written.
3. The proposal to raise road dues by 6.4% is in error, the membership agreed on a 6% increase. The minutes are to be corrected.

4. Although the proposal "*Family members to be voted in on the board of directors to help association make decisions to help association grow*" was passed by the membership, it is against the Covenants that only property owners may sit on the board of directors and should be stricken. The proposal will be stricken from the minutes.
5. The statement "*All future voting at meetings must be done by written ballot, per the covenants*" is incorrect as this is not in the covenants but rather in the bylaws. The minutes will be amended to say "*All future voting at meetings must be done by written ballot, per the bylaws*"

Upon motion made and seconded, the minutes were approved as amended.

#### Treasurer's Report

Kathy Olmert gave the Treasurer's report. The books were not audited at this time. The treasurer will arrange to have the finance records audited. Upon motion made and seconded, the treasurer's report was approved.

#### Committee Reports

Roger Asbury, Road Committee, provided a report on the roads and provided a list of road maintenance that needs to be performed. Roger provided an estimate of \$3,500.00 plus the cost of stone to maintain the roads in the association.

#### New Business

A proposal was made to change the Covenants, Article 4, Paragraph 18, from two-thirds (2/3) of its members to match the Bylaws of one-third (1/3) of its members. Kathy Olmert read the proposed draft of the letter. There was discussion that the Covenants override the Bylaws. A recommendation was made to form a committee to review the Covenants and Bylaws. A vote by a show of hands was to have Mrs. Olmert to send out the letter to the membership.

Mr. Pietra brought up a complaint on the use of the common area, in particular, the boat ramp. There was some discussion on whether the association owns the property or whether we have access rights only. The Board of Directors will look into this issue and generate rules and regulations for use of the boat ramp.

Upon motion made and seconded the Association will pay \$50.00 for use of the Fire Hall. A vote by hands approved the motion.

Election of Officers

Nominations for chairman were taken by the floor. The following were nominated: Tom Masarick, Gene Pietra, and Steve Clayton. Mr. Masarick was declared the next chairman with 48 votes (19 from the floor and 29 mail-in). Mr. Pietra had 13 votes (6 from the floor and 7 mail-in) and Mr. Clayton with 9 votes all from the floor.

Nominations for secretary were taken from the floor. Angie Asbury and Drew Mrenna were nominated. Mrs. Asbury had a total of 44 votes, 10 from the floor and 34 mail-in. Mr. Mrenna received a total 13 votes, all from the floor. After Mrs. Asbury was declared the winner, Mr Mrenna challenged the votes declaring that since his name was not on the mail-in ballot, that they should be thrown out. If the mail-in ballots were thrown out, then Mr. Mrenna would have been elected. The newly elected Chairman, Tom Masarick, together with the other Board of Directors reviewed the election proceedings. The Board of Directors announced that Mrs. Asbury will be the next secretary.

Adjournment

Upon motion seconded, the annual meeting was adjourned.

*Drew Mrenna*, Acting Secretary