



MINUTES OF ANNUAL MEETING

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 4, 2008, at One o'clock, p.m.

Call to Order

The meeting was called to order by Tom Masarick, chairman, who presided at the meeting in accordance with the provisions of the bylaws of the association, and Drew Mrenna, secretary, being present, acted as secretary of the meeting. Tom introduced the Board Members. The members in attendance introduced themselves.

Attendance

The following stockholders were present in person:

Name	Lots	No. of Lots
Roger & Angela Asbury	56 & 57	2
Steve & Teresa Clayton	89	1
Richard Dadds	7, 8, 9, 10, 71 & 99	6
Chris Fischer	18 & 19	2
Jeffrey & Kelley Kokosinski	2, 3, 4, 5 & 97	5
Tom & Janet Masarick	30 & 31	2
Bill & Stephanie Moore	64, 65 & 67	3
Susan & Drew Mrenna	73, 76 & 77	3
Nathalie Mundell	74 & 75	2
Kathy Olmert	92, 93 & 94	3
Gene and Charlene Pietra	22, 41, 44, 45, 46 & 47	6
Darryl & Jolene Smutz	66 & 69	2
Charles Surber	1 & 84	2
Louis Wills	17	1

The following property owners were represented by proxy:

Name	Lots	No. of Lots
David & Janet Coppage	53 & 54	2
Tom & Diane Dee	60, 61 & 62	3
Edward & Margret Dennis	25, 26, 27, 28 & 33	5
Ralph & Rosemary Hofer	68	1
Frank Jenkins	63	1
David McCombs	6	1
Mary & David Murray	13 & 14	2

The majority of lot owners (10 out of 15) returning proxies agreed to permit the Board to conduct business that is brought up during the annual meeting.

There are forty-four property owners in our association; twenty-one were in attendance, either in person or by proxy.

With a total of 55 lots represented to vote, this exceeds the minimum of 34 lots to establish a quorum.

The following Board members were in attendance:

Position	Name	Term Expiration
Chairman	Tom Masarick	2010
Vice Chairman	Gene Pietra	2008
Treasurer	Kathy Olmert	2009
Secretary	Drew Mrenna	2009
Board Member	Chris Fischer	2008

Reading of the Minutes

The minutes of the last meeting of the lot owners of the association, held on October 6, 2007, were read. Upon motion made and seconded, the minutes were approved, by 54 out of 55 votes.

Treasurer's Report

Kathy Olmert gave the Treasurer's report. Angie Ashbury audited the financial records. Upon motion made and seconded, the treasurer's report was approved by all in attendance.

Kathy presented a proposed budget for next year.

A vote was conducted to raise the 2008/09 road dues to \$105.00. There were 54 out of 55 lots approving the increase.

A vote was conducted to continue the \$20.00 administrative fee. This item received all positive votes.

Committee Road 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 \$4,000.00 plus the cost of stone and tailgate fees to maintain the roads in the association.

River Access

Drew Mrenna provided a report concerning river access. It was determined that the river access is within the property deed of lot 97. Per the protective covenants, all members are granted access to the river by the area defined in the plat. The covenant only permits river access. Any other use of the area is not defined in the covenants. The current lot owners do not object to the small gatherings that are sometimes held, they do ask that all trash get hauled away. In return, the lot owners would appreciate the privilege of holding short duration gatherings of their own. During these times they will still honor the river access only.

There was discussion on how to identify those using the river access are either members or guests. With other associations near by it is hard to determine who is actually using the river access. To investigate this problem further and to develop a proposed solution, Tom established a committee consisting of Steve Clayton (chair), Jeff Kokosinski, and Angie Ashbury.

Signs

Angie provided a report. Suggest a No Trespassing, No Hunting, No ATVs at the three entrances to our association. There was a lot of discussion whether the association was banning hunting and ATVs. The signs are to keep outsiders from trespassing, hunting, and using ATVs within the association. Angie also suggested posting three speed limit signs, again near the three access locations. The association will hold off posting speed limits until after the by-law resolution is determined. There was some discussion on having separate No Trespassing, No Hunting, No ATVs and a speed limit sign and make a single sign. It was agreed that a single sign would be too busy. An estimate cost of the signs is \$69.00 each for the 28" X 20" No Trespassing sign and \$41.00 each for standard size (18" X 24") speed limit signs. Posts, mounting hardware, and labor to erect the signs are extra.

Fire Department

Volunteers from the Levels' Fire Department answered member's questions. Hampshire County is still in the process of rolling out the Enhanced 911 system. A house number has been assigned for each residence. The volunteers do not know how the county plans on notifying owners of their new address. The county is currently verifying that every road as a unique name.

We also learned that there is a burning ban from October 1 through December 31. During this time burning is only permitted from 4:00 pm to 7:00 am. Before burning it is recommended that you call the fire departments non-emergency number. This will keep the fire department from responding to a false call and put out your fire. You should also call the nonemergency number after the burning is over. This is in case the fire re-starts when you are away, they will respond.

Emergency from land line dial **911** provide the operator your road name, that you are in South Potomac Valley Association and any directions that might help in finding you.

Emergency from a cell phone dial **304-822-6000**. Until the E-911 is operating the system does not have the capability to find your location and likely will connect you to the wrong county response center. Again providing information on your location they can transfer the call to the correct county response center.

Nonemergency number dial **822-6016**.

By-Laws

Drew reviewed each of the By-Law changes. There was very little discussion on the first twelve proposals. There was a lot of discussion on proposal thirteen, speed limit. There appears to be two official copies, one stating 15 MPH has the posted speed limit the other stating 25 MPH. A resolution was made and seconded to **Remove this proposal and to establish the speed limit as 15 MPH**. The resolution passed by hand vote with only three votes opposing the resolution. Additional information found after the meeting, the by-laws were updated in 1993 changing the speed limit to 25 MPH. Due to the confusion the proposal was deleted from the proposed by-law changes.

Proposal 15 also generated considerable discussion. The board was under the impression that the membership did not want any hunting within the association. With the only restriction that a firearm cannot be discharged with 500 feet of a residence, there are several areas where hunting is permitted. The members present agreed that they do not want outsiders hunting in the association. Additional information on hunting regulation can be found at www.spvpoa.com and click on important links.

The results of the proposed changes will be reported at the next board meeting.

Election of Officers

Nominations for vice-chair were taken by the floor. The following were nominated: Gene Pietra, and Steve Clayton. Gene Pietra was declared the next vice-chair with 21 votes. Steve Clayton had 14 votes.

Nominations for board member were taken from the floor. Angie Asbury, Steve Clayton, and Jeff Kokosinski were nominated. Jeff Kokosinski was declared the next board member receiving 18 votes. Steve Clayton received 15 votes while Angie Asbury received 5 votes.

New Business

No Hunting from outside the association to be posted in the Hampshire Review.

Mr. Louis Wills objected to the \$100.00 fee for purchasing the lot from Mr. Homer Feller. The board's interpretation was that any new member was to be billed \$100.00 for any of Mr. Feller's lots. These lots have never paid road dues. Mr. Wills pointed out that the covenants states that the \$100.00 was to be paid for the annual road dues. Drew will research this further and report back.

Adjournment

Upon motion seconded, the annual meeting was adjourned.

Drew Mrenna, Secretary