



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 3, 2009, 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
Phyllis Barne	88	1
Charles & Sandy Bean	24	1
Ed Dennis	25, 26, 27, 28 & 33	5
Chris Fischer	18 & 19	2
Brad Harrison	48, 49, 50, 51 & 52	5
Frank Jenkins	63	1
Tom & Janet Masarick	30 & 31	2
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	69	1
Charles Surber	1 & 84	2

The following property owners were represented by proxy:

Name	Lots	No. of Lots
David & Janet Coppage	53 & 54	2
Ralph & Rosemary Hofer	68	1
Jeff & Kelly Kokosinski	2, 3, 4, 5 & 97	5
David McCombs	6	1
Nicholas Ongaro	35, 36, 37, 38 & 39	5

There are forty-five property owners in our association; nineteen were in attendance, either in person or by proxy.

With a total of 50 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	2011
Treasurer	Kathy Olmert	2009
Secretary	Drew Mrenna	2009

The following Board members were absent:

Position	Name	Term Expiration
Board Member	Jeff Kokosinski	2011

Reading of the Minutes

The minutes of the last meeting of the lot owners of the association, held on October 4, 2008, were read. Upon motion made and seconded, the minutes were approved.

Treasurer's Report

Kathy Olmert gave the Treasurer's report. Ed Dennis 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.

It was presented that the road dues will remain the same for 2009/10 at \$105.00.

The administrative fee which is voluntary will increase from \$20.00 to \$25.00.

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. Eight loads of gravel were purchased, with six loads placed on the roads and two for fixing pot holes. Roger wants to change the way he does the billing. Roger wants to change his hourly rate to \$60.00 and paid by the hour. Upon motion made and seconded the rate was approved.

Tom acknowledged and thanked Rip (Richard Dadds) for voluntarily brush mowing the sides of the road.

River Access

Drew filled in for Steve Clayton on what the River Access Committee has discussed. Car stickers were reviewed and priced. At \$5.00 per sticker with four per lot owner and the lack of enforcement this solution deemed not worth while. The old sign was removed and a new sign with rules was posted. There are some discussion on the River Access on who owns it.

By-Laws

Drew presented the outcome of changes to the By-Law changes. Only three proposals received enough votes to pass. These were all administrative which needed to be performed. Updated by-laws were distributed.

Tom asked the members present if the Board should further attempt to update the By-Laws and Covenants. The overwhelming opinion was that although both the By-Laws and Covenants have problems, it was not worth the effort to change them and that the Board concentrate on up holding them as written.

Election of Officers

Nominations for secretary were taken by the floor. Drew Mrenna, current secretary, was the only person nominated. A formal vote with a single candidate was held. To no ones surprise, Drew was declared the secretary for the next term.

Nominations for treasurer were taken from the floor. Kathy Olmert, current treasurer, was the only person nominated. A formal vote with a single candidate was held. To no ones surprise, Kathy was declared the treasurer for the next term.

New Business

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

Tom presented that the Board met with the Hampshire County concerning the renaming of Association roads. The outcome was that River Road will be changed to Bill Stultz road per our request. The only other road that had to be renamed was Apple Court. The county randomly selected Scrapple Court. The county agreed to renaming the road to Apple Cider Court.

Tom presented if the members were in favor of asking the State to take over the maintenance of South Branch Road to Haas Court. There was not enough interest with the members present to pursue this idea.

The Board heard another complaint about ATV's from the neighboring association's lot that is using our roads for ingress and egress. Since this is not the first complaint the Board will send a formal letter informing them that their use of our roads is a privilege that can be revoked.

Tom presented to the board that Jeff Kokosinski, Board Member, had missed three consecutive board meetings. Under Article V, Section 3, *The office of a member of the Board of Directors shall be considered vacant in the event such member shall be absent from three (3) consecutive meetings of the Board.* Also in that same section it states, *In the event of the death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.* The Board understood the conditions that caused Jeff to miss the Board meetings. Since those conditions have been resolved, the Board re-instated Jeff to the Member at Large position. In the event Jeff continues to miss three consecutive meetings, the Board will select a different individual to fill the position

Adjournment

Upon motion seconded, the annual meeting was adjourned.

Drew Mrenna, Secretary