

### **SPVPOA – Board of Directors Meeting Minutes**

October 08, 2022

### In Attendance:

Chairman: John Masarick Vice Chairman: Richard Dadds Secretary/Webmaster: Tom Masarick

Treasurer: Karen Rogers Member at large: Gary Witt Road Committee Chairman Lewis Wills

Guests: Chris Fischer Morgan Hogeland

**Opening:** The BOD's Meeting was called to order by Chariman, John Masarick at 11:00 pm at Level's Fire Station. Chairman John Masarick thanked everyone for attending and stated that we have a lot to cover before the Annual Meeting; scheduled for 1:00 pm.

#### Secretary's Report:

The Minutes from BOD, September 3, 2022 was emailed to the BODs and distributed at the meeting.

**Motion #1:** Made by Treasurer, Karen Rogers and 2<sup>nd</sup> by Vice Chariman, Richard Dadds to approve the BOD Meeting Minutes from September 3<sup>rd</sup>, 2022. motion passed unanimously by voice vote.

Our website (<u>www.spvpoa.com</u>) has been up 100% with no issues.

#### **Treasures' Report:**

Treasurer, Karen Rogers presented the following Treasures report:

- Attached Income and Expense Statement for 2022,
  - We have \$11,014 in the bank,
- Attached is the proposed budget for 2023

**Motion #2** A motion was made by Treasurer Karen Rogers and 2<sup>nd</sup> by Vice Chairman, Richard Dadds the BOD requests dues to be mailed to all members by the December 31<sup>st</sup> and that members pay by February 1<sup>st</sup>. After that date a 10% additional penalty will be added. The Board will make a determination if a lean will be in June on all properties in arears.

Motion passed by unaminous voice vote.

- Currently we do not know the CPI, it is expected to be around 10%; BOD to set CPI adjustment after it is announced later this month.
  - Last year our adjustment was only 3%. The BOD decides increase after it is known if the increase is needed.

#### **Road Chairman's Report:**

Road Committee Chairman, Lewis Wills reported he has:

- Grated and pulled gravel out of the ditches,
- Filled pot holes with the gravel;
- Cut back some of the brush
- Lewis reported that he has been sick since March and that has had major impact on his ability to do road work.
- Ordered 4 truck loads of gravel for our roads as indicated in our last BOD Meeting.

Gravel is now approximately \$730 per load; and however Lewis has nogoicated a price of about \$600.00 per truck load. Treasurer Karen Rogers has an invoice for 4 truck loads for approximately \$2,285

#### Old Business:

There is no old business for the BOD to address today.

#### New Business:

1. Chairman John Masarick requested that we keep the Committee of John Masarick, Chris Fischer and Tom Masarick together to investigate and mitage issues that has come before the BOD.

2. Chairman of the Nominating Committee noted that we have only one candidate for Chairman and that the Nominating Committee is recommending Morgan Hogeland.

- 3. The next Chairman will set the dates for next year's BOD meetings.
- 4. Chairman John Masarick recommend that next year BOD take action on the following:

### Suggested Things to Do in FY 2022-2023 for the SPVPOA BOD October 8, 2022

From Immediate Past Chairman, John Masarick

- 1. Change the Dates for the Fraternal Year From Oct 1 Sept 30. To.....
- 2. The Board should create rules for the common area on Lot 97 and send them out to the members.
- 3. The Board should maintain the common area this should include cutting the grass.
- 4. Continue to investigate any West Virginia laws giving tax exempt status to Common areas.
- 5. Maintain the Emergency fund for the Roads.
- 6. Create another fund to for improvement of the common area on Lot 97.
- 7. Schedule a meeting with Jeff, the owner of lot 97 to discuss the easement.
- 8. All Board members should have a copy and read the Protective Covenants, By-Laws, Amendments and the Articles of Incorporation.
- 9. The Protective Covenants contains a rule for 4 wheal vehicles, they must have a muffler. This conflicts with a sign at the entrance of SPVPOA.

### 1.

**Motion #3 to Adjourn**: A motion was made by Secretary, Tom Masarick and 2<sup>nd</sup> by Vice Chairman, Richard Dadds at 11:53 am to adjourn. Motion passed unanimously by voice vote.

## Tom Masarick, Secetary/Webmaster

# Attachment #1 Treasurer's Report:

thru 9/30/22         0         WillsPending Ck 660           \$100 Cash to pay gravel delivery drivers         \$100.00         \$100.00           Snow         \$600.00         \$0.00           Lewis Wills - Snow Plow         1/7/2022         Ck 661         \$100.00           Lewis Wills - Snow Plow         1/17/2022         Ck 661         \$300.00           Lewis Wills - Snow Plow         1/17/2022         Ck 661         \$300.00           Dakota M cLaughlin - Snow Plow         1/17/2022         Ck 662         \$50.00           Dakota M cLaughlin - Snow Plow         1/17/2022         Ck 662         \$50.00           Dakota M cLaughlin - Snow Plow         1/17/2022         Ck 662         \$50.00           Dakota M cLaughlin - Snow Plow         1/17/2022         Ck 662         \$50.00           Dakota M cLaughlin - Snow Plow         1/17/2022         Ck 662         \$50.00           Insurance - Nationwide         Paid         7/16/22-7/16/23         \$423.32           Surety Bond (Theft Protection)- Nationwide         Paid         7/16/22-7/16/23         \$423.32           POS TED/Sent check in mail 4/2CL         \$138.00         POSTED/Sent check in mail 4/2CL           POB X85         Paid         \$62.00         POSTED/Sent check in mail 4/2CL	South Potomac Valley Property Owners Association (SPVPOA Inc) PO Box 85 Points WV 25437 Operating and Reserve Budget										
Assessmets (4) Members/99 Lots/Lot #1527+ 825 for each Adjoining Lot) (Note: Includes Board Approved 3/6/norcess for 2022)         S 6,5500         S 6,6500         S 6,647.00         Includes Cash Payments Received as 0: 19/122           Domations Back Interview         \$246,00         \$207.00         Received as 0: 19/122         Received as 0: 19/122           Devisions Back Interview         \$7,665,633         Aud 0/322 Statement         Aud 0/322 Statement           TOTAL REVENUES         \$7,665,633         Aud 0/322 Statement         ACTUAL VIIII Pressing 0/2000         State 0/2000           Road Mattervince         \$7,665,633         Aud 0/322 Statement         ACTUAL VIIII Pressing 0/2000         State 0/2000           Road Mattervince         \$7,606,61         \$1,000.00         State 0/2000         Call Name State 0/2000         Actual (Receipt 8/202)           Stow         \$500.00         \$560.00         \$560.00         \$500.00         POSTED/Check sent 10 by 1/01           Levis Wills - Son w Plow         17/2022         Ck 661         \$500.00         POSTED/Check sent 10 by 1/01           Levis Wills - Son w Plow         17/2022         Ck 662         \$500.00         POSTED/Check sent 10 by 1/01           Levis Wills - Son w Plow         17/2022         Ck 662         \$500.00         POSTED/Check sent 10 by 1/01           Levis Wills - Son w Plow			١	(ear 2022 (Octo	ober - Septer	nber)					
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Insurance - Nationwide Surety Bond (Theft Protection)- Nationwide     Paid / 4/23/22-4/22/2     \$423.32       Paid     4/23/22-4/22/2     \$38.00     POSTED/Sent check inmail 4/20       PO Box 85     Paid     3     \$62.00     POSTED/Sent check inmail 2/2       License     Paid     0     0     POSTED/Sent check inmail 2/2       Web Site (3 yrs)     Paid     0     0     POSTED/Sent check inmail 2/2       Office Supplies     Paid     0     0     POSTED/Sent check inmail 2/2       Window     1%/2/2 Receipt     \$38.15     POSTED/Check sent to John 1/2       Office Supplies     Purchased     PaidwirkRcredit card - Pending       Yin/22 Receipt     PaidwirkRcredit card - Pending     reimbursement. Ck663       Stamps     626     \$36.10     PaidwirkRcredit card - Pending       Yin/22 Receipt     1/3/22     PaidwirkRcredit card - Pending     reimbursement. Ck663       Stamps     626     \$36.10     PaidwirkRcredit card - Pending       Yorchased     Yin/22 Receipt     PaidwirkRcredit card - Pending     PaidwirkRcredit card - Pending       Yor2/22 Receipt     Yin/22 Receipt     PaidwirkRcredit card - Pending     reimbursement. Ck663       Poback Foider & Yin/22 Receipt     Freiden freimbursement. Ck663     PaidwirkRcredit card - Pending       Total Reserves     \$104/22 Receipt <td></td> <td>Dakota McLaughlin - Snow Plow</td> <td>1/17/2022</td> <td>Ck 662</td> <td></td> <td>\$50.00</td> <td></td> <td>POSTED/Check sent to Rip 1/19/2</td>		Dakota McLaughlin - Snow Plow	1/17/2022	Ck 662		\$50.00		POSTED/Check sent to Rip 1/19/2			
Insurance - Nationwide Surety Bond (Theft Protection)- Nationwide     Paid / 4/23/22-4/22/2     \$423.32       Paid     4/23/22-4/22/2     \$38.00     POSTED/Sent check inmail 4/20       PO Box 85     Paid     3     \$62.00     POSTED/Sent check inmail 2/2       License     Paid     0     0     POSTED/Sent check inmail 2/2       Web Site (3 yrs)     Paid     0     0     POSTED/Sent check inmail 2/2       Office Supplies     Paid     0     0     POSTED/Sent check inmail 2/2       Window     1%/2/2 Receipt     \$38.15     POSTED/Check sent to John 1/2       Office Supplies     Purchased     PaidwirkRcredit card - Pending       Yin/22 Receipt     PaidwirkRcredit card - Pending     reimbursement. Ck663       Stamps     626     \$36.10     PaidwirkRcredit card - Pending       Yin/22 Receipt     1/3/22     PaidwirkRcredit card - Pending     reimbursement. Ck663       Stamps     626     \$36.10     PaidwirkRcredit card - Pending       Yorchased     Yin/22 Receipt     PaidwirkRcredit card - Pending     PaidwirkRcredit card - Pending       Yor2/22 Receipt     Yin/22 Receipt     PaidwirkRcredit card - Pending     reimbursement. Ck663       Poback Foider & Yin/22 Receipt     Freiden freimbursement. Ck663     PaidwirkRcredit card - Pending       Total Reserves     \$104/22 Receipt <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>											
Surety Bond (Theft Protection)- Nationwide       Paid       4/23/22-4/22/2       \$138.00       POSTED/Sent check in mail 4/23         Nationwide       Paid       S62.00       POSTED/Sent check in mail 2/12       \$62.00       POSTED/Sent check in mail 2/12         Ucerse       Paid       Due By July 1       \$25.00       Filed on 6/22/22-Paid w/KR creaters         Web Site (3 yrs)       Paid       Hosting       \$381.15       POSTED/Check sent to John 1/2         Office Supplies       Purchased       Purchased       Paidw/KR credit card-Pending         Window       V%/F2/2 Receipt       Field on 6/22/22-Paid w/KR credit card-Pending         Stamps       626       \$36.10       Paidw/KR credit card-Pending         Stamps       626       \$36.10       Paidw/KR credit card-Pending         Poket For Check **       Porchased       Paidw/KR credit card-Pending         YPo/E2 Receipt       Envelopes       Paidw/KR credit card-Pending         Stamps       626       \$36.10       Paidw/KR credit card-Pending         Labels       649       \$24.48       Paidw/KR credit card-Pending         Poket For Hall       Poket For Se6       \$24.00       Paidw/KR credit card-Pending         TOTAL EXPENSES       \$100122 Receipt       reimbursement. Ck683       Paidw/KR credit card-Pending </td <td></td> <td></td> <td></td> <td></td> <td>\$1,400.00</td> <td></td> <td>\$0.00</td> <td>_</td>					\$1,400.00		\$0.00	_			
Nationwide     Pad     3     \$108.00     POSTED/Sent check in mail 2/12       PO Box 85     Paid     Due By July 1     \$62.00     POSTED/Sent check in mail 2/12       License     Paid     Due By July 1     \$52.00     Filed on 6/22/22 + hid w KR credic ard - card - ca			Paid			\$423.32					
Nationwide 3 PO Box 85 Paid License Paid Due By July 1 Web Site (3 yrs) Paid Hosting Card- Paid Domain S57.51 POSTED/Check sent to John 1/2 Paid Domain S57.51 POSTED/Check sent to John 1/2 Office Supplies Purchased Window W 1/6/22 Receipt Field w/KR credit card-Pending Stamps Stamps Simal Envelopes, Purchased Pocket Folder & 1/9/22 Receipt Simal Envelopes, Purchased Purchased Simal Envelopes, Simol Enveloped, Tichal Reserves, Simol Enveloped, Tichal Reserves, Simol Enveloped, Simol Receipt Simol Receip		Surety Bond (Theft Protection)-	Doid	4/23/22-4/22/2		¢42.0.00		DOOTED/Gast shash is sail 4/00			
License Paid Due By July 1 Store Store Paid Wikk creduces and and the store of the		Nationwide	Falu	3		φ136.00		POSTED/Sent check Inmail 4/20/			
Web Site (3 yrs)     Paid     Hosting     \$381.15     POSTED/Check sent to John 1/2       Web Site (3 yrs)     Paid     Domain     \$381.15     POSTED/Check sent to John 1/2       Office Supplies     Purchased     Paidw/KR credit card-Pending     reimbursement. Ck663       Window     Y16/22 Receipt     Paidw/KR credit card-Pending       Ervelopes     789     \$38.14       Purchased     Y19/22 Receipt     Paidw/KR credit card-Pending       Stamps     626     \$36.10       Small Envelopes     Purchased     Paidw/KR credit card-Pending       Pocket Folder &     Y19/22 Receipt     Paidw/KR credit card-Pending       Pobs Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card-Pending       Pic/hased     Y19/22 Receipt     reimbursement. Ck663     Paidw/KR credit card-Pending       Pobs Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card-Pending       Y26/22 Receipt     Purchased     Paidw/KR credit card-Pending       Y26/22 Receipt     \$25.00     Paidw/KR credit card-Pending       Y26/22 Receipt     Stamps     965 & 966     \$24.00       Pending     Ck 658     \$22.00     Pending       Y26/22 Receipt     \$1,354.70     \$3,600.00       Stamps     965 & 966     \$24.00     Pending <t< td=""><td></td><td>PO Box 85</td><td>Paid</td><td></td><td></td><td>\$62.00</td><td></td><td>POSTED/Sent check in mail 2/12/</td></t<>		PO Box 85	Paid			\$62.00		POSTED/Sent check in mail 2/12/			
Web Site (3 yrs)     Paid     Hosting     \$381.15     POSTED/Check sent to John 1/2       Web Site (3 yrs)     Paid     Domain     \$381.15     POSTED/Check sent to John 1/2       Office Supplies     Purchased     Paidw/KR credit card-Pending     reimbursement. Ck663       Window     Y16/22 Receipt     Paidw/KR credit card-Pending       Ervelopes     789     \$38.14       Purchased     Y19/22 Receipt     Paidw/KR credit card-Pending       Stamps     626     \$36.10       Small Envelopes     Purchased     Paidw/KR credit card-Pending       Pocket Folder &     Y19/22 Receipt     Paidw/KR credit card-Pending       Pobs Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card-Pending       Pic/hased     Y19/22 Receipt     reimbursement. Ck663     Paidw/KR credit card-Pending       Pobs Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card-Pending       Y26/22 Receipt     Purchased     Paidw/KR credit card-Pending       Y26/22 Receipt     \$25.00     Paidw/KR credit card-Pending       Y26/22 Receipt     Stamps     965 & 966     \$24.00       Pending     Ck 658     \$22.00     Pending       Y26/22 Receipt     \$1,354.70     \$3,600.00       Stamps     965 & 966     \$24.00     Pending <t< td=""><td></td><td>License</td><td>Paid</td><td></td><td></td><td>\$25.00</td><td></td><td>Filed on 6/22/22 - Paid w/KR credi</td></t<>		License	Paid			\$25.00		Filed on 6/22/22 - Paid w/KR credi			
Paid     Domain     \$57.51     POSTED/Check sent to John 1/2/       Office Supplies     Purchased     Purchased     Paid w/K credit card-Pending       Window     1/6/22 Receipt     reimbursement. Ck663       Envelopes     789     \$38.14       Purchased     1/9/22 Receipt     Paid w/K credit card-Pending       Stamps     626     \$36.10       Smail Envelopes,     Purchased     Paid w/K credit card-Pending       POS text Folder &     1/9/22 Receipt     Paid w/K credit card-Pending       POB ox Late Fee     Receipt 3/9/22     \$24.48     Paid w/K credit card-Pending       Purchased     1/9/22 Receipt     reimbursement. Ck663     Paid w/K credit card-Pending       POB ox Late Fee     Receipt 3/9/22     \$24.48     Paid w/K credit card-Pending       Purchased     1/9/22 Receipt     stamps     965 & 966     \$24.00       Rent Fire Hall     Pending     Ck 658     \$24.00     Pending -Check 658 to be provid meeting       TOTAL EXPENSES     Stamps     965 & 966     \$24.00     Pending -Check 658 to be provid meeting       Stamps     Stamps     \$1,0104.24     \$1,0104.24     \$1,0104.24       Stamps     Stamps     \$1,020.00     \$12,000     \$12,000       TOTAL EXPENSES     Bank Balance     \$1,0104.24     \$10,00				Due By July 1							
Paid     Domain     \$57.51     POSTED/Check sent to John 1/2/       Office Supplies     Purchased     Purchased     Paid w/K credit card-Pending       Window     1/6/22 Receipt     reimbursement. Ck663       Envelopes     789     \$38.14       Purchased     1/9/22 Receipt     Paid w/K credit card-Pending       Stamps     626     \$36.10       Smail Envelopes,     Purchased     Paid w/K credit card-Pending       POS text Folder &     1/9/22 Receipt     Paid w/K credit card-Pending       POB ox Late Fee     Receipt 3/9/22     \$24.48     Paid w/K credit card-Pending       Purchased     1/9/22 Receipt     reimbursement. Ck663     Paid w/K credit card-Pending       POB ox Late Fee     Receipt 3/9/22     \$24.48     Paid w/K credit card-Pending       Purchased     1/9/22 Receipt     stamps     965 & 966     \$24.00       Rent Fire Hall     Pending     Ck 658     \$24.00     Pending -Check 658 to be provid meeting       TOTAL EXPENSES     Stamps     965 & 966     \$24.00     Pending -Check 658 to be provid meeting       Stamps     Stamps     \$1,0104.24     \$1,0104.24     \$1,0104.24       Stamps     Stamps     \$1,020.00     \$12,000     \$12,000       TOTAL EXPENSES     Bank Balance     \$1,0104.24     \$10,00		Web Site (3 vrs)	Paid	Hosting		\$38115		POSTED/Check sent to John 1/26			
Office Supplies     Purchased Vifo/22 Receipt     Purchased 789     Paidw/KR credit card - Pending reimbursement. Ck663       Stamps     524     \$38.14     Purchased V19/22 Receipt     Paidw/KR credit card - Pending reimbursement. Ck663       Stamps     526     \$36.10     Paidw/KR credit card - Pending reimbursement. Ck663       Stamps     626     \$36.10     Paidw/KR credit card - Pending reimbursement. Ck663       Stamps     626     \$36.10     Paidw/KR credit card - Pending reimbursement. Ck663       Pocket Folder & Labels     1/19/22 Receipt     \$24.48     Paidw/KR credit card - Pending reimbursement. Ck663       PO Box Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card - Pending reimbursement. Ck663       Stamps     965.8     \$24.00     Paidw/KR credit card - Pending reimbursement. Ck663       TOTAL EXPENSES     Stamps     \$658     \$120.00     Pending       TOTAL EXPENSES     Bank Balance     \$10,01,24     \$10,01       Pending     Cash     \$10,00     \$11,014.24       Pending     \$427,00     \$36,00.00     \$11,014.24											
Purchased     Purchased     Paidw/KR credit card-Pending       Window     116/22R eceipt     reimbursement. Ck663       Envelopes     789     \$38.14       Purchased     119/22 Receipt     Paidw/KR credit card-Pending       119/22 Receipt     626     \$36.10       Stamps     626     \$36.10       Stamps     626     \$36.10       Stamps     Potket Folder &     119/22 Receipt       Pocket Folder &     119/22 Receipt     Paidw/KR credit card-Pending       Labels     649     \$24.48     Paidw/KR credit card-Pending       PO Box Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card-Pending       Y26/22 Receipt     Furchased     Paidw/KR credit card-Pending     reimbursement. Ck663       Stamps     965 & 966     \$24.00     Paidw/KR credit card-Pending       TOTAL EXPENSES     Stamps     965 & 966     \$24.00       TOTAL EXPENSES     Stamps     Stables     \$10,010       ERVES     Bank Balance     \$10,014.24     \$10,010       Pending     \$427.00     \$3600.00     \$10,01       Pending     \$427.00     \$3600.00     \$10,01		Office Supplies	1 ala	Doman		φ01.01					
Window     1/8/22Receipt     reimbursement.Ck663       Envelopes     789     \$38.14       Purchased     1/9/22 Receipt     Paidw/KR credit card -Pending       5tamps     626     \$36.10       Stamps     626     \$36.10       Small Envelopes,     Purchased     Paidw/KR credit card -Pending       Pocket Folder &     1/9/22 Receipt     Paidw/KR credit card -Pending       Labels     649     \$24.48     Paidw/KR credit card -Pending       PO B ox Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card -Pending       Purchased     7/26/22 Receipt     \$25.00     Paidw/KR credit card -Pending       Stamps     965 & 966     \$24.00     Paidw/KR credit card -Pending       TOTAL EXPENSES     Stamps     965 & 966     \$24.00       FER VES     Bank Balance     \$11,014.24     \$11,01       Pending     \$427.00     \$11,014.24     \$11,00       Fer VES     Bank Balance     \$110.014.24     \$110.00       Pending     \$427.00     \$31.600.00     \$11       Pending     \$10.00     \$11     \$11,00     \$11		errice expanse		Purchased				Paidw/KR credit card - Pending			
Finelopes       789       \$38.14         Purchased       1/19/22 Receipt       Paidw/KR credit card-Pending         626       \$36.10       reimbursement.Ck663         Small Envelopes       Purchased       Paidw/KR credit card-Pending         Small Envelopes       Purchased       Paidw/KR credit card-Pending         Small Envelopes       Purchased       Paidw/KR credit card-Pending         Pocket Folder &       1/19/22 Receipt       Stanps         Labels       649       \$24.48       Paidw/KR credit card-Pending         PO Box Late Fee       Receipt 3/9/22       \$25.00       Paidw/KR credit card-Pending         PO Box Late Fee       Receipt 3/9/22       \$25.00       Paidw/KR credit card-Pending         Purchased       T/26/22 Receipt       reimbursement.Ck63       Pending         Purchased       \$1/26/22 Receipt       reimbursement.Ck63       Pending         TOTAL EXPENSES       \$1,354.70       \$1,354.70       \$1,360.00         Stamps       965 & 966       \$1,014.24       \$11,014.24         Pending       \$427.00       \$427.00       \$427.00         Stah       \$10.00       \$11,014.24       \$11,014.24       \$11,014.24											
Purchased     Y19/22 Receipt     Paidw/KR credit card-Pending       Y19/22 Receipt     Stamps     626     \$36.10       Small Envelopes,     Purchased     Paidw/KR credit card-Pending       Pocket Folder &     Y19/22 Receipt     S24.48       PO Box Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card-Pending       Purchased     7/26/22 Receipt     Paidw/KR credit card-Pending     reimbursement. Ck663       Stamps     965 & 966     \$24.00     Pending -Check 658 to be provid       TOTAL EXPENSES     \$13,354.70     \$3,600.00     Pending       Sterves     Bank Balance     \$11,014.24     \$11,014.24       Pending     \$427.00     \$42       Cash     \$110,001     \$11       Projected Expenses     \$3,600.00     \$11						<b>6</b> 00.44		Temburgement. Okooo			
V19/22 Receipt       Paidw/KR credit card - Pending         Stamps       626       \$36.10         Small Envelopes, Pocket Folder & V19/22 Receipt       Paidw/KR credit card - Pending         Pocket Folder & V19/22 Receipt       Paidw/KR credit card - Pending         Pob Box Late Fee       Receipt 3/9/22       \$224.48         PO Box Late Fee       Receipt 3/9/22       \$25.00         Paidw/KR credit card - Pending       reimbursement. Ck663         PO Box Late Fee       Receipt 3/9/22       \$22.00         Purchased       reimbursement. Ck663         7/26/22 Receipt       Paidw/KR credit card - Pending         Y26/22 Receipt       Pending         Stamps       965 & 966       \$24.00         TOTAL EXPENSES       Stamps       965 & 966         Stamps       965 & 966       \$120.00       Pending         TOTAL EXPENSES       Stamps       965 & 966       \$14,354.70       \$3,600.00         Stamps       Stamps       \$10,01       \$42       \$11,01         Pending       \$42.7.00       \$3,600.00       \$42         Cash       \$110,01       \$42       \$11,01         Pending       \$42.7.00       \$3,600.00       \$11,01         Stapoid       \$3,600.00 <td< td=""><td></td><td></td><td>Envelopes</td><td></td><td></td><td>\$38.14</td><td></td><td></td></td<>			Envelopes			\$38.14					
Stamps     626     \$36.10     reimbursement.Ck663       Small Envelopes, Pocket Folder & Labels     Purchased V19/22 Receipt Labels     Paidw/KR credit card -Pending reimbursement.Ck663       PO Box Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card -Pending reimbursement.Ck663       PU Box Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card -Pending reimbursement.Ck663       Purchased     7/26/22 Receipt     reimbursement.Ck663       Purchased     7/26/22 Receipt     reimbursement.Ck663       Stamps     965 & 966     \$24.00       Rent Fire Hall     Pending     Ck 658     \$120.00       TOTAL EXPENSES     \$7,500.00     \$1,354.70     \$3,600.00       Stamps     gefs & 966     \$11,014.24     \$11,014.24       Cash     \$110,010     \$42 Cash     \$110,00       Projected Expenses     \$3,600.00     \$31								Paidw/KR credit card - Pending			
Stamps     020     \$36.10       Small Envelopes, Pocket Folder & Labels     Purchased 649     Paidw/KR credit card - Pending reimbursement. Ck663       PO Box Late Fee     Receipt 3/9/22     \$22.00       Purchased 7/26/22 Receipt     Purchased 7/26/22 Receipt     Paidw/KR credit card - Pending reimbursement. Ck663       Stamps     965 & 966     \$24.00       Rent Fire Hall     Pending     Ck 658       Stamps     965 & 966     \$24.00       Pending     Ck 658     \$120.00       Pending     Ck 658     \$120.00       Stamps     965 & 966     \$24.00       Pending     Ck 658     \$120.00       Stamps     965 & 966     \$24.00       Pending     Ck 658     \$11,014.24       Stamps     Sa 600.00     \$42 (Cash       Pending     \$427.00     \$42 (Stanp)       Stamps     Sa 600.00     \$11,014.24											
Pocket Folder &       1/19/22 Receipt       Paidw/K Reredit card-Pending         Labels       649       \$24.48         PO Box Late Fee       Receipt 3/9/22       \$25.00       Paidw/K Reredit card-Pending         PUrchased       reimbursement. Ck663       reimbursement. Ck663         Purchased       7/26/22 Receipt       reimbursement. Ck663         Rent Fire Hall       Pending       Ck 658       \$24.00         TOTAL EXPENSES       \$7,500.00       \$11,354.70       \$3,600.00         SERVES       Bank Balance       \$11,014.24       \$11,014.24         Pending       Cash       \$110,000       \$42         Projected Expenses       \$3,600.00       \$31,800.00       \$42			Stamps	626		\$36.10					
Pocket Folder &       1/19/22 Receipt       Paidw/K Reredit card-Pending         Labels       649       \$24.48         PO Box Late Fee       Receipt 3/9/22       \$25.00       Paidw/K Reredit card-Pending         PUrchased       reimbursement. Ck663       reimbursement. Ck663         Purchased       7/26/22 Receipt       reimbursement. Ck663         Rent Fire Hall       Pending       Ck 658       \$24.00         TOTAL EXPENSES       \$7,500.00       \$11,354.70       \$3,600.00         SERVES       Bank Balance       \$11,014.24       \$11,014.24         Pending       Cash       \$110,000       \$42         Projected Expenses       \$3,600.00       \$31,800.00       \$42			Small Envelopes,	Purchased							
Labels     649     \$22.4.8     reimbursement.Ck663       PO Box Late Fee     Receipt 3/9/22     \$25.00     Paidw/KR credit card -Pending reimbursement.Ck663       Purchased     7/26/22 Receipt     Paidw/KR credit card -Pending reimbursement.Ck663       Stamps     965 & 966     \$24.00       Pending     Ck 658     \$120.00       TOTAL EXPENSES     \$7,500.00     \$1,354.70       Stamps     \$65.8     \$10.00       Pending     Ck 658     \$11,014.24       Stamps     \$65.8     \$11,014.24       Stamps     \$427.00     \$42       Cash     \$110,00     \$111,014.24       Projected Expenses     \$3,600.00     \$11,014.24								0			
PO Box Late Fee     Receipt 3/9/22     \$24.40       PUrchased     \$25.00     Paid w/KR credit card -Pending       Purchased     Purchased     Paid w/KR credit card -Pending       Stamps     965 & 966     \$24.00       Rent Fire Hall     Pending     Ck 658       TOTAL EXPENSES     \$7,500.00     \$1,354.70       Stamps     \$68     \$10,00       Pending     Ck 658     \$10,00       Stamps     \$66     \$24,00       Pending     Ck 658     \$120.00       Pending     Ck 658     \$120.00       Pending     \$1,354.70     \$3,600.00       Stamps     \$10,00     \$427,00       Stamps     \$24,00     \$427,00       Stamps     \$3,600.00     \$42       Rent Fire Hall     Pending     \$427,00       Stamps     \$3,600.00     \$42       Stamps     \$3,600.00     \$42						<b>60.4.10</b>		reimbursement. Ck663			
Purchased 7/26/22 Receipt     Paidw/KRcredit card-Pending       Rent Fire Hall     Stamps     965 & 966     \$24.00       TOTAL EXPENSES     Pending     Ck 658     \$120.00     Pending-Check 658 to be provid meeting       Sterves     Stamps     965 & 966     \$1,354.70     \$3,600.00       Bank Balance     \$11,014.24     \$110,00       Cash     \$110,00     \$11       Projected Expenses     \$3,600.00     \$3,600.00											
Rent Fire Hall     Stamps     965 & 966     \$24.00     Pending -Check 658 to be provid meeting       TOTAL EXPENSES     Pending     Ck 658     \$120.00     Pending -Check 658 to be provid meeting       SERVES     Stamps     \$7,500.00     \$1,354.70     \$3,600.00       Bank Balance     \$11,014.24     \$111,014.24     \$111,01       Pending     Cash     \$127.00     \$33,600.00       Projected Expenses     \$3,600.00     \$112				Burchased							
Stamps     965 & 966     \$24.00       Pending     Ck 658     \$120.00       TOTAL EXPENSES     \$7,500.00     \$1,354.70       SERVES     Bank Balance     \$11,014.24       Pending     \$427.00     \$42       Cash     \$1100     \$11,014.24       Pinding     \$427.00     \$11,014.24       \$1100     \$11,014.24     \$11,014.24       \$1100     \$1100     \$1100											
Rent Fire Hall     Pending     Ck 658     \$120.00     Pending     Ck 658 to be provide meeting       TOTAL EXPENSES     \$7,500.00     \$1,354.70     \$3,600.00       SERVES     Bank Balance     \$11,014.24     \$11,014.24       Pending     \$427.00     \$142.00       Pending     \$10,00     \$11,014.24       Pending     \$110,00     \$110,00       Projected Expenses     \$3,600.00     \$110,00								rembursement. CK003			
TOTAL EXPENSES \$7,500.00 TOTAL EXPENSES \$7,500.00 SERVES Assets Pending Total Reserves Bank Balance \$11,014.24 Pending \$427.00 Cash \$110.00 Projected Expenses \$3,600.00 \$3,600.00											
SERVES Assets Pending Total Reserves Bank Balance \$11,014.24 \$11,01 Pending \$427.00 \$42 Cash \$110.00 \$11 Projected Expenses \$3,600.00 -\$3,60		Rent Fire Hall	Pending	Ck 658		\$120.00					
Bank Balance         \$11,014.24         \$11,014           Pending         \$427.00         \$42           Cash         \$110.00         \$111           Projected Expenses         \$3,600.00         \$3,600.00	TOTALEXPEN	ISES			\$7,500.00	\$1,354.70	\$3,600.00				
Bank Balance         \$11,014.24         \$11,014           Pending         \$427.00         \$42           Cash         \$110.00         \$111           Projected Expenses         \$3,600.00         \$3,600.00	FRVES		-	-		Accate	Pending	Total Perervec			
Pending         \$427.00         \$42           Cash         \$110.00         \$11           Projected Expenses         \$3,600.00         -\$3,60				Rank Balanco			i chung				
Cash         \$110.00         \$11           Projected Expenses         \$3,600.00         \$3,60											
Projected Expenses \$3,600.00 -\$3,60											
						\$110.00	<b>A A A A A A A A A A</b>				
				Projected Exp	enses	<b>.</b>					

### Treasurer's Attachment #2

		South Potomac Valley Property Owners Assoc	iation (SPVPOAP)						
		PO Box 85 Points WV 25437							
		Operating and Reserve Budget Pro							
Year 2023 (October - September)									
ESTIMA	TED REVENUES								
	Assessments {40 Members/99 Board to approve increase for 2	Lots/Lot #1 \$127 + \$25 for each Adjoining Lot) 2022)	{Note: includes		\$ 6,555.00				
	Potomac Landing (includes 3%		\$946.00						
	Bank Interest				\$5.00				
	TOTAL REVENUES				\$ 7,506.00				
ESTIMA	TED EXPENSES								
	Roadwork/Maintenance				\$5,500.00				
	Snow Removal				\$600.00				
	Administration				\$1,072.00				
		Insurance - Nationwide	7/16/23-7/16/24	\$425.00					
		Surety Bond (The Protection)- Nationwide	4/23/23-4/22/24	\$140.00					
		PO Box 85		\$62.00					
		License	Due By July 1, 2023	\$25.00					
		Web Site (3 Yrs. Paid - 2022-2024)	Hosting	\$0.00					
			Domain	\$0.00					
		Office Supplies		\$200.00					
		Rent Fire Hall		\$120.00					
		Legal Counsel		\$100.00					
	TOTAL EXPENSES				\$7,172.0				
ESTIMA	TED RESERVES								
Approximate reserves in bank after pending 2022 expenses paid									
	Unallocated revenue from 2023 projected budget								
	PROJECTED RESERVE				\$5,800.22				

Chairman, John Masarick attachment #3



### Suggested Things to Do in FY 2022-2023 for the SPVPOA BOD October 8, 2022

From Immediate Past Chairman, John Masarick

- 1. Change the Dates for the Fraternal Year From Oct 1 Sept 30. To.....
- 2. The Board should create rules for the common area on Lot 97 and send them out to the members.
- 3. The Board should maintain the common area this should include cutting the grass.
- 4. Continue to investigate any West Virginia laws giving tax exempt status to common areas.
- 5. Maintain the Emergency fund for the Roads.
- 6. Create another fund to for improvement of the common area on Lot 97.
- 7. Schedule a meeting with Jeff, the owner of lot 97 to discuss the easement.
- 8. All Board members should have a copy and read the Protective Covenants, By-Laws, Amendments and the Articles of Incorporation.
- 9. The Protective Covenants contains a rule for 4 wheal vehicles, they must have a muffler. This conflicts with a sign at the entrance of SPVPOA.

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