



SPVPOA – Board of Directors Meeting Minutes

December 10, 2022

In Attendance via WebEx:

Chairman: Morgan Hogeland

Vice Chairman: Richard Dadds

Secretary/Webmaster: Tom Masarick

Treasurer: Karen Rogers

Member at large: Gary Witt

Road Committee Chairman Lewis Wills

Opening: The BOD's Meeting was called to order by Chariman, Morgan Hogeland at 1:00 pm; all attendees where on WebEx hosted by Karen Rogers. Chairman Morgan Hogeland thanked everyone for attending.

Secretary's Report:

The Minutes from BOD, October 8th, 2022 was emailed to the BODs.

Motion #1: Made by Treasurer, Karen Rogers and 2nd by Vice Chariman, Richard Dadds to approve the BOD Meeting Minutes from October 8th, 2022.

Motion passed unanimously by voice vote.

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

Treasures' Report:

Treasurer, Karen Rogers presented the following:

- Attached is Operating and Reserve Budget for 2023,
 - We have \$8,012.54 in the bank,
- BOD members are requested to go to the Bank of Romney and sign the signature card for the 2023 BOD.
- Karen suggested that we look at another Bank that provides better electronic features for remote banking; (President Morgan agreed).
- Richard Dadds noted that the CPI this year was 8.7%.

Motion #2 A motion was made by Treasurer Karen Rogers and 2nd by member at Large, Gary Witt that:

- the BOD requests dues to be mailed to all members by the December 31st and,
- no increase in CPI; dues will be the same as last year and,
- that members now will be given until March 31st to pay and,
- after that date a one time 10% additional penalty will be added and,
- that a lien will not be filed until June 1st if not satisfactorily resolved.

Motion passed unanimously by voice vote.

Road Chairman's Report:

Road Committee Chairman Lewis Wills reported:

- We are continuing to work on the roads; as his health allows,
- Cut back some of the brush along the road and the by our green gate,
- We have been working roads sporadically,
- It is now time for us and property owners to continue to clear the brush,
- We will focus next on area of road from Karen Rogers to Frank Jenkins,
- Dakota McLaughlin will continue to work for Lewis Wills and do most of the snow removal in our area.

Old Business:

Last years Chariman John Masarick appointed a committee of John Masarick, Chris Fischer and Tom Masarick to make recommendations for improvement, maintenance and any other issues of the Common Area. President Morgan Hogeland has agreed to keep committee in tack to continue their recommendations.

New Business:

Chairman John Masarick recommend that next year BOD take action on the following:

1. Change the Dates for the Fraternal Year From Oct 1 – Sept 30. To.....
 - i. Discussion that Fical Year and Terms of Officers should be in sync.
2. The Board should create rules for the common area on Lot 97 and send them out to the members.
 - i. Discussion that appointed Common Area Committee will address.
3. The Board should maintain the common area this should include cutting the grass.
 - i. Discussion was basically in agreement pending Committee's report.
4. Continue to investigate any West Virginia laws giving tax exempt status to Common areas.
 - i. Discussion was in agreement.

4. Maintain the Emergency fund for the Roads.
 - i. Discussion was in agreement (\$2,000 was recommended).
5. Create another fund to for improvement of the common area on Lot 97.
 - i. Discussion was in agreement.
6. Schedule a meeting with Jeff, the owner of lot 97 to discuss the easement.
 - i. Discussion President Morgan will meet and work with Jeff.
8. All Board members should have a copy and read the Protective Covenants, By-Laws, Amendments and the Articles of Incorporation.
 - i. Discussion was that all members have access to the above via our Website; www.spvpoa.com which is the repository of our most current and official records.
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.
 - i. Discussion to resolve conflict.

1.

Motion #3 to Adjourn: A motion was made by Secretary, Tom Masarick and 2nd by Vice Chairman, Richard Dadds at 2:25 pm to adjourn.

Motion passed unanimously by voice vote.

Our next BOD Meeting is scheduled for February 11th.

Tom Masarick, **Secretary/Webmaster**

Attachment #1 Treasurer's Report:

South Potomac Valley Property Owners Association (SPVPOA Inc)										
PO Box 85 Points WV 25437										
Operating and Reserve Budget										
Year 2023 (October - September)										
ESTIMATED REVENUES					ACTUAL REVENUES			NOTES		
Assessments (49 Members/99 Lots/Lot #1 \$127 + \$25 for each Adjoining Lot) (Note: includes Board Approved 3% increase for 2022)					\$ 6,555.00				Confirm with Board if increasing assessments?	
Donations					\$0.00					
Potomac Landing (includes 3% increase)					\$946.00				Confirm with Board if increasing assessments?	
Bank Interest					\$5.00		\$0.75			
TOTAL REVENUES					\$ 7,506.00		\$0.75			
ESTIMATED EXPENSES					ACTUAL EXPENSES		BALANCE REMAINING			
Roadwork/Maintenance					2023 Allowance	\$5,500.00			\$5,500.00	
					2022 Allowance	\$5,500.00				
					Roadwork - 9/30/22 Paid Ck 660	\$1,800.00				
					Allegany Aggregates - 9/25/22 - Paid Ck 664	\$2,285.12				
					Gravel Delivery Driver - 9/25/22 - Paid Cash	\$100.00				
					Roadwork - 11/18/22 - Paid Ck 668	\$860.00				
					2022 Carryover	\$454.88		\$454.88		
Snow Removal						\$600.00	\$0.00	\$600.00		
Administration						\$1,400.00	\$0.00	\$0.00		
					Insurance - Nationwide	Pending	7/16/23-7/16/24			
					Surety Bond (Theft Protection)- Nationwide	Pending	4/23/22-4/22/23			
					PO Box 85	Pending				
					License	Pending	Due By July 1			
					Web Site (3 yrs)	Paid for 3 years	Hosting			
					Office Supplies	Paid for 3 years	Domain			
					Rent Fire Hall	Pending				
TOTAL EXPENSES						\$7,954.88	\$0.00	\$6,554.88		
RESERVES					Assets		Pending Expenses		Total Reserves	
					Bank Balance	\$7,902.54			\$7,902.54	
					Pending Deposit				\$0.00	
					Cash	\$110.00			\$110.00	
					Projected Expenses				\$0.00	
						\$8,012.54	\$0.00		\$8,012.54	