

SOUTH POTOMAC VALLEY PROPERTY OWNERS ASSOCIATION

Minutes of Meeting Held March 1, 1986

The second meeting of the officers and board of directors of the South Potomac Valley Property Owners Association was convened at 1:10 p.m. Saturday, March 1, 1986, at the Amphora Restaurant, 377 Maple Avenue, Vienna, Virginia. Board Chairman Dick Gorham presided.

Agenda Item 1. Secretary's Report

Secretary Jodie Alcorn reported that minutes of the February 1 general meeting were mailed on or about February 19 to all known property owners. She then presented minutes of the first board of directors' meeting, also held February 1. The minutes of both meetings were accepted as written.

Agenda Item 2. Treasurer's Report

Treasurer Ralph Hofer reported that of \$6,500.00 invoiced for 1985-86 dues, \$2,600.00 have been received. \$32.85 was spent for billing supplies and postage, leaving \$72.15 in the "start-up" fund. A checking account has been opened, and signatures of board members and officers are needed. An application for federal employer identification number has been obtained and must be signed before filing. The treasurer stated that he will make informal reports at each meeting, but prepare financial statements only once a year unless otherwise requested.

The board accepted the treasurer's report as presented.

Organization of the Board of Directors

- a. Election of Vice Chairman
- b. Assignment of Staggered Terms of Service
- c. Number of Board Members

To promote administrative continuity, the board adopted staggered terms of service for both officers and board, and established the office of vice chairman. Board member Tom Masarick elected vice chairman by acclamation. All terms of office will expire coincident with the end of a fiscal year (September 30).

-- 1986-88	Secretary Alcorn	3 years
	Treasurer Hofer	"
	Board Member Miller	"
-- 1986-87	Chairman Gorham	2 years
	Board Member Carpenter	"
-- 1986	Vice Chairman Masarick	1 year
	Board Member Curtis	"

Chairman Gorham suggested modifying the association covenants to include the secretary and treasurer as voting board members. Angie Asbury noted that normally these officers are not considered board members, but

voting rights can be granted by board action. A resolution granting voting rights and privileges to the secretary and the treasurer was adopted.

Agenda Item 4. Old Business

- a. Fiscal Year -- A proposal to change the association fiscal year from October-September to January-December was not adopted.
- b. Covenant Violations -- The board recognized that the existing covenants may be modified, or exceptions granted, only by a two-thirds majority vote of the general membership. After considerable discussion, the following appeal procedure for covenant violations was adopted: The violator will be contacted privately and requested either to bring his property into compliance with the covenants, or to apply to the general membership for a waiver. If the latter action is selected, the applicant must bear the cost of preparing and mailing a ballot to the general membership.
- c. Declarant Assessment

Since financial resources are apparently insufficient for projected expenses, the association should determine if a supplementary dues assessment is necessary for all members or only those who own property along the river, where flood damage is most severe. Mr. Hofer pointed out that the river road provides common access to the water and therefore road repair costs should be shared by all.

Agenda Item 5. New Business

- a. Bylaws Review -- Time did not permit an in-depth review of the bylaws drafted by Chairman Gorham. He requested that each board member review the bylaws prior to the next meeting.
- b. Committee Reports

ROADS -- The following recommendations were made by Bruce Dunn:

- One sign and map at the development entrance is sufficient identification for the time being.
- In the interest of goodwill, only voluntary donations to help with road maintenance should be solicited from residents beyond association boundaries.
- The road leading down the mountain into the development is in poor condition. Mr. Dunn volunteered to ascertain the limit of county or state responsibility in this respect.
- Preliminary estimates on repairing development roads exceed the financial resources of the association. Messrs. Dunn and Miller will meet with a contractor March 8 to obtain another estimate. Mr. Dunn noted that prices are for grading and shale coverage only, not "bluestone." It is not known if Mr. Feller, who controls rights to the shale pits, will help with road repairs.

Roger Asbury noted that there is no common parking area near the boat landing area, and congestion could be a major problem. Bruce Dunn stated that the Roads Committee will take this matter under advisement.

UTILITIES -- Utilities Chairman Bob Evans reported that the cost of bringing electricity to the development is based on the number of applicants. If all property owners apply, the cost will be less than \$200 per person, perhaps as low as \$69. Entry for power lines will be around lots 79 or 80. Mr. Evans will give a full report at the April 5 general meeting, and bring applications for utility service. John Miller requested that information on trash removal also be obtained.

SECURITY -- John Miller stated that security within the development will be difficult to assure. Without telephone service, the local police cannot be summoned quickly, and there is only one Hampshire County officer on duty at night. Any gate installed at the development entrance could be circumvented or damaged. If a sturdy gate is installed, someone may be injured and the association held liable. Decals or bumper stickers can help identify property owners' vehicles, but owners may use different vehicles at times or bring guests. Furthermore, some lots are owned by a fishing group with an unknown number of members. Mr. Miller will report again at the April 5 meeting.

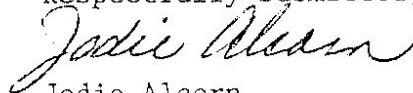
SOCIAL -- Angie Asbury recommended that the next general meeting be a "bring your own" picnic until it is known what facilities are available for use.

c. Plans for General Meeting, April 5, 1986

John Miller agreed to contact the Levels Volunteer Fire Department and obtain permission to use their hall on April 5, 1986, for the next general meeting. Another board meeting was scheduled for 10:00 a.m., with the general meeting to begin at noon.

The meeting adjourned at 3:55 p.m.

Respectfully submitted,



Jodie Alcorn
Secretary