

**SOUTH POTOMAC VALLEY PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF GENERAL MEETING APRIL 5, 1986**

Chairman Dick Gorham called the meeting to order at 12:30 p.m. Saturday, April 5, 1986, at the Volunteer Fire Department Hall in Levels, West Virginia. After declaring a quorum to be present and introducing the board members elected February 1, he asked John Miller to convey the association's thanks to the fire department for their hospitality. Mr. Gorham added that the board had approved a \$50 donation to the fire department as a goodwill gesture. He reminded everyone of the need to adjourn by 4:30, because of the turkey shoot to be held in the hall that evening.

Agenda Item 1. Secretary's Report - Secretary Jodie Alcorn reviewed the minutes of the February 1 general meeting and board meeting, and minutes of the March 1 board meeting. The minutes were accepted as written. Ms. Alcorn also noted that she would be sending letters to several attorneys querying their availability to represent the association in various legal matters.

Agenda Item 2. Treasurer's Report - Treasurer Ralph Hofer reported \$86.89 in petty cash disbursed to the secretary and treasurer for stationery supplies and postage. \$2,600 in association fees remain unpaid. Mr. Hofer noted the covenants call for a \$5.00 late charge, and the board approved taking this action on fees unpaid by April 15. Furthermore, though there are 99 lots in the development, owners of multiple adjoining lots are assessed only one fee. Since Homer Feller is exempt, the total of all billings will be only \$6,400.

Agenda Item 3. Committee Reports

a. Roads - Roads Chairman Bruce Dunn stated that the road down the mountain is maintained by the West Virginia highway department. Maintenance extends to within 1.1 miles of the hairpin turn (the large culvert by the old house). Filling, scraping, and cleaning out ditches is done annually; there are no plans to widen or pave the road.

The estimate for repair of development roads is \$3,500, submitted by B. W. Hose Excavating. Work will include opening ditches; use of shale to build up low areas and the segment of road along the river; and scraping the roads. No culvert repair is included. Chairman Gorham suggested, and members approved, a voluntary work day to repair the culverts on April 26. (Secretary's Note: Eight or ten of the worst culverts were repaired by those attending.) The estimate was approved, and B. W. Hose Excavating Co. was authorized to begin repairs.

b. Utilities - Utilities Chairman Bob Evans stated that the cost of installing electricity cannot be estimated unless the number of applicants is known. Potomac Edison engineers do not recommend underground utilities because they are expensive, difficult to repair, and easily damaged during a flood. When utility lines are run, they will run along development roads.

c. Security - Board Member John Miller reported that no effective means of securing the development has yet been found. Gates are expensive and can be easily avoided or, worse, destroyed. Decals for display on vehicles were suggested. Board Member Jim Curtis brought temporary decals for distribution at the meeting. Charging for the decals was discussed as a means of

supplementing the meager association budget, but the treasurer and the secretary pointed out that the administrative burden and costs of mailing the decals were greater than the financial benefit to be derived. Those attending the meeting voted to donate \$1 per decal, but it was agreed to mail decals to the remaining property owners and request a similar donation on the honor system.

d. Social - The Social Committee did not report.

Agenda Item 4. Other Business

Chairman Gorham reminded members that a procedure is needed to locate candidates to fill the two board positions vacant in September. He suggested a nominating committee develop a slate that may be drawn upon if enough nominations are not received from the floor at the next general meeting.

Before adjourning, members authorized the board to choose an attorney, and act in accordance with his advice regarding the bylaws, incorporation, and other legal matters.

Agenda Item 5. Date and Place of Next Meeting.

The next general meeting of the association will be September 27, 1986, at the Levels Fire Department Hall.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jodie Alcorn".

Jodie Alcorn  
Secretary