

**SOUTH POTOMAC VALLEY
PROPERTY OWNERS ASSOCIATION, INC.**

Board Meeting, July 6, 1991---Tom Masarick's cabin

Present: Tom Masarick, Chairman
Gene Pietra, Vice Chairman
Ralph Hofer, Treasurer
Diane Dee, Secretary
Bob Koslow
Bill Palmer
Frank Jenkins
Roger Asbury
Angie Asbury

ROADS; Petrie mentioned that the roads were originally 16 feet wide but are now mostly a single lane. Frank Jenkins said he had bushhogged some of the roads because of the danger of the bushes growing over the roads and obstructing a driver's view. Bill Palmer, Roads Chairman, made it perfectly clear that he was not going to do the job of road maintenance alone. He has had the job for five years and it takes a lot of time to meet with contractors, etc. Bob Koslow and Charles Stultz are also on the committee. Bill suggested getting a motor grader to grade road back to original size. However, he said there would not be enough money to put stone down also.

MOTION: Made by Hofer and seconded by Koslow to get three estimates for a motor grader to get the roads (including courts) back to their original size and fill potholes.

Bob Koslow agreed to arrange for the three estimates and will consult with Bill Palmer.

LIENS; Bob Koslow and Ralph Hofer discussed liens. Basically, we have filed liens but so far have not recovered any money and we don't know what to do about it.

Angie Asbury said Larry Kessell at the South Potomac Valley Bank told her the bank would pay dues on any property they have if they were billed. Ralph said he has billed them but they don't pay.

MOTION; Made and seconded that Bob Koslow go to an attorney and find out a more effective way to recover some money. He is authorized to spend up to \$300.

COVENANTS/BYLAWS: Dick Collins was not present. Tom Masarick will talk to him to ask him to call a committee meeting to pursue the possibility of making the covenants more workable. Diane Dee, Bob Koslow and Charles Stultz are on the committee.

SECURITY; Frank Jenkins is very concerned about the security situation. He stated there have been a number of people using our river access who do not belong to our association and are not guests of our members. He personally has talked to them and they stated that they were given permission by Sonny Montgomery, President of Potomac Hills Assoc. Gene Petrie has also experienced problems with people from that association being up on the top of Big Buck Road. When challenged they also said Sonny Montgomery said they could go there. Various other stories were exchanged.

No one knew who put the sign on the main gate referring people to the "Welcome Center" but it was agreed that some people could take that as an excuse to wander around our roads "looking for the welcome center". Ralph Hofer removed it.

It was agreed that we should send a certified letter to Sonny Montgomery and a letter to each member of Potomac Hills Assoc. Frank Jenkins said he could get a list of members and their addresses. We should also send a letter to Heywood.

It is also recommended that if you encounter a problem with trespassers you note the telephone number of the vehicle and call the police. If a problem should ever occur we must be able to prove that we have made reasonable efforts to keep trespassers out. There are four people with phones: Angie and Roger Asbury, Gene Petrie, John Miller and Juanita Wolfe and Bob Koslow.

MOTION; Made by Hofer and seconded by Koslow that we:

1. get sturdy, appropriate signs for the river access and the gates not to exceed \$200 without further approval.
2. send a certified letter to the President of Potomac Hills and Heywood (they do not have an assoc.) requesting they notify their members they do not have permission to be on our property.
3. provide our members with a Permission Form to be used for guests.

ACTION; Tom Masarick will get the signs, write the letter and make up a permission form.