

**MINUTES OF THE BOARD OF DIRECTORS MEETING
OF**

South Potomac Valley Property Owners Association, Inc.
P.O. Box 45
Levels, WV 25431

Board of Directors Meeting of the above corporation was held on October 17, 1998 at 9:30 a. m. at the residence of C. W. W. Stultz, Chairman.

Purpose of the Board of Directors Meeting was to bring to the attention to the Board the proposal submitted by Hoy G. Shingleton, Jr. regarding Glaize Land Trust vs. Robert R. Koslow, et. Al. Civil Action No. 98-C-28. This proposal was faxed to Angie Asbury from Nelson M. Michael, Attorney on October 15, 1998. Chairwoman Angie Asbury stated that the court date was set for October 27, 1998.

- I. QUORUM A quorum was declared present based on the presence of the following Board of Directors members:

C. W. W. Stultz, Chairman
Angela Asbury, Vice Chairwoman
Chris Fischer, Treasurer
Charles Llewellyn, Board Member

Others present:

Gene Pietra
Fred Adams

- II. The Chairman read the following fax transmittal from Nelson Michaels to Angela Asbury dated October 15, 1998.

"This letter is a follow up to our telephone conversation of the 14th and our conversation in Romney at the conclusion of the pre-trial conference.

As stated in my letter to you of September 4, once my clients's property is developed we would propose paying \$50.00 per lot per year for my client's share of the upkeep of South Branch Road. We presume that \$50.00 per lot per year would be divided equally between the South Potomac Valley Subdivision and the Potomac River Hills Subdivision.

So long as the property remains in its current status as a rental property for hunting and fishing purposes, my client would contribute the sum of \$600 per year, that sum again to be divided equally between the two homeowner's association.

*Very truly yours,
Hoy G. Shingleton, Jr.*

The Board would like to request a more reasonable proposal and also be able to receive approval from all property lot owners of the association. To this end the Board authorized Chairman Stultz to seek an extension of the court date. Further discussion by Board members determined it is necessary to change attorneys. Chairman advised the Board that he would seek a new attorney and advise him of our request. Chairman Stultz advised the Board that he would notify the Board of the results as soon as possible.

Further business was conducted as follows:

Chairman advised the Board he was in receipt of a letter of resignation from John Miller, Secretary. The Board advised Gene Pietra that he was under consideration for the position of Secretary. Gene Pietra left the meeting while the Board discussed the selection of a new Secretary. Gene Pietra was voted in for the position of Secretary of the Board.

The Board appointed Dr. Fred Adams to form a committee to investigate the right of way problems. He accepted and advised he would keep the Board apprised of all committee actions.

The Board approved a special assessment of \$25.00 per year per lot owner for 1999 to be used for the purpose of lawyer fees. (This was originally discussed at the Annual Meeting and was approved by the membership.)

Newly elected Secretary Pietra advised the Board that minutes of the Annual Meeting for October 3, 1998 did not reflect his proposal, which had been seconded and passed by the lot owners. "Lot owners are to receive notification of all proposals received regarding the Glaise Land Trust and give members of the association an opportunity to make their wishes for a counter proposal if necessary."

III. ROADS

The Chairman requested that the Board members think about and investigate any road problems they foresee and report back to the Board.

Bucky Llewellyn was asked to assess and notify the Board what road maintenance needs to be done for the upkeep of the association roads.

Chairman suggested that the Board look into the possibility of changing the current policy of snow removal from 6 inches to 3 inches. Bucky Llewellyn will report to the Board on this suggestion and stated his price for snow removal would be \$25.00 per hour.

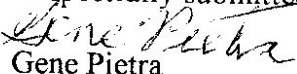
IV. LOT OWNERS RESPONSIBILITIES

The Chairman advised the Board that according to the covenants the lot owners are responsible for the upkeep and appearance of their individual property. This includes keeping grass cut to a reasonable height, removal of trash and junk items, and any condition in violation of the covenants that is identified by the Board or another association member. For all complaints received and verified by the Board the offending parties will be notified and given reasonable time correct the situation. However, if the lot owner does not comply with their notice, the association has the power as listed in the covenants to correct the violation and bill the lot owner accordingly.

V. SECURITY

The Board further discussed the use of the boat ramp and other areas within the association by persons other than members of the association. It was recommended that each lot owner would give a note to their guest that permission had been granted for them to be on association property. Tag numbers of cars will be taken to aid in identifying unknown persons without written authorization. This action should help with the safety and security of lot owner's properties.

Board Meeting was adjourned at 11:45 a. m.

Respectfully submitted,

Gene Pietra
Secretary