

**SOUTH POTOMAC VALLEY PROPERTY OWNER'S ASSOCIATION  
PO BOX 45, HAMPSHIRE COUNTY  
LEVELS, WEST VIRGINIA 25431**

TO: MEMBERS

FROM: ANGIE ASBURY, SPVPOA SECRETARY

RE: BOARD OF DIRECTORS MEETING AUGUST 12, 2006

DATE: AUGUST 14, 2006

ATTENDEES: Gene Pietra, Vice Chairman; Angela Asbury, Secretary; Chris Fisher, Treasurer

GUESTS: Kathy Olmert, Charlene Pietra, and Ed Dennis

The August 14, 2006 Board of Directors meeting was held at 10:00am at Phil and Kathy Olmert's home on River Drive. Discussion of Annual Meeting Place and time, was discussed. Angie will notify fire house that we will need their facility on October 7, 2006 at 1:00pm for our annual meeting. Also Phil and Kathy Olmert have offered to have a pot luck supper after the meeting. It was agreed that Phil and Kathy will be reimbursed for the sodas purchased for the pot luck supper.

Angie had no secretary's report, however it will be included with the August 12, 2006 board of directors minutes to the members.

Chris Fischer reported that we have \$7300 in the bank. Chris will again this year propose annual dues be raised: \$100.00 first lot, \$25.00 each additional lot.

Gene Pietra reminded the board that costs need to be separated: our roads, other assn rd, \$20 addl per owner.

Gene Pietra recommended that an agenda and proxy must be sent with Annual Meeting Notice to members. "If we send agenda to let the members know what we want them to vote on, the members have the opportunity to say yes or no on the particular item on the agenda." Gene recommended that the proxies must be returned by September 15, 2006. These proxies will be opened at the annual meeting to be counted.

It was recommended that an insertion be put on the bottom of the proxies. "If you do not respond by the date above, your vote will be incorporated with the board of directors choice of vote."

Chris Fischer reminded the board that as to quorum, it was voted at the special annual meeting on November 12, 2005 that "if not enough lot owners are represented either physically or by proxy, 'the majority rule' be put in place." It must be voted on again at our annual meeting October 7, 2006.

The SPVPOA has to petition the Commissioners in Romney in regards to All Terrain Vehicles, to keep outside people on ATV's off our roads. Angie will send the petition to them.

Angie reported that Roger Asbury has filled the pot holes in the association, and will continue as they appear. People fly through this association; they're back. He also put grass killer on the grass on the Apple Court road. The stone will be put down shortly.

Angie to meet with Robert Meehan a new member of the River Hills Association. He has agreed to pay our \$120 dues to use Big Buck Road for ingress and egress to and from his property. Angie has written up a contract for both

his and our signatures. The contract will be taken to a notary public for the signing and witnessing. A copy of the contract is available for anyone who wishes to see it. Call Angie at (304) 492-5060.

There have been many complaints about the speed on the mountain road (Vance Rd). Angie will call the Road Department in Slanesville to see about installing speed signs.

Two positions are open on the board. Secretary and Treasurer.

Angie Asbury nominated Kathy Olmert for secretary, seconded by Phil Olmert

Angie Asbury would like to be nominated for the position of treasurer.

At annual meeting we need to propose:

"The Majority Rules"

\$100.00 per lot. \$25.00 each additional lot

\$8.50 raise per lot for Potomac Landing Association lots