

**SOUTH POTOMAC VALLEY PROPERTY OWNERS ASSOCIATION
S.P.V.P.O.A.
INCORPORATED 1987**

Board of Directors
Meeting Minutes
February 9, 2008

Opening:

The regular meeting of the S.P.V.P.O.A Board of Directors was called to order at 1:15 P.M. on February 09, 2008 at the Pietra's Residence, Levels, West Virginia by Tom Masarick.

Present:

Tom Masarick (Chairman) h: 703-368-8308 c: 571-238-2044 w: 703-706-5989
Gene Pietra (Vice Chairman) h: 304-492-5516
Kathy Olmert (Treasurer) h: 304-492-5732
Roger Asbury (Road Committee) h: 304-492-5060
Drew Mrenna (Secretary) home: 703-433-2469 cabin: 304-492-5875

Janet Masarick (Guest)
Susan Mrenna (Guest)
Charlene Pietra (Guest)
Ed Dennis (Guest)
Angie Asbury (Guest)

Board Members Not Present:

Philip Olmert (Board Member)

Agenda

The agenda for today's meeting will be:

Secretary Report
Treasurer Report
Roads Committee Report
Open Items
New Business
Covenant/Bylaw Committee

Secretary Report

Minutes from the last Board meeting were read by Drew Mrenna. Upon motion made and seconded, the minutes were approved.

Treasurer Report

Kathy Olmert presented the Treasurer's report. During the presentation the question of when the last audit was performed was asked. Kathy provided the audit report from October 7, 2007 which was conducted by Chris Fisher. The audit reported no discrepancies. Upon motion made and seconded, the treasurer's report was approved.

Tom requested a financial budget analysis to determine what future financial needs are required.

Road Committee Report

Roger Asbury presented a list of items that needed attention. South Branch Road has an immediate need to correct drainage and wash out that occurred during the recent storms.

Roger presented a bid to correct the problem reported for South Branch Road and other minor repairs to keep our roads passable until Spring when the association would perform its major repairs. The bid is for labor and equipment. If additional stone is required, the Association will be billed directly. The Board accepted Roger's bid as reasonable for the work to be performed. The Board also agreed to execute the bid by making a payment of half of the bid now. The final payout will be after the work has been completed.

Tom Masarick confirmed that the Road Committee to be comprised of Gene Pietra, Jeff Kokosinski, Roger Asbury and himself. Roger will head the Committee. A meeting is scheduled for April 19, 2008 at 10:00 am at the Asbury residence to review recommendations for road work to be performed this year and for future years.

Open Issues

1. At the last Board meeting, the Board authorized \$175.00 for snow removal. This amount was based on what was paid last year. Since the weather is unpredictable, it was determined that \$175.00 may be insufficient to cover the cost of snow removal. It was agreed that after four inches of snow has fallen that Gene Pietra is authorized to contact Clyde Havens (304-492-5499) to have the roads cleared. Those roads that have year round residence will be given a priority.
2. Kathy Olmert investigated the procedure to remove and add signature authority to the checking account. The bank requires who should be removed and added be posted in the minutes. Currently the bank has on record Tom Masarick, Gene Pietra, Kathy Olmert and Angie Asbury. Angie needs to be removed and Drew Mrenna needs to be added. Upon motion made and seconded, it was agreed to remove Angie Asbury from the account and to replace it with Drew Mrenna. Drew pointed out for the record that his legal name is John A. Mrenna.

New Business

1. Gene Pietra reported that Phil Olmert has verbally resigned from the position of Board Member. This was verified by Kathy Olmert. The Board of Directors is empowered to approve a replacement to fulfill the remaining term which ends at the Annual Meeting this year. Gene Pietra nominated Chris Fischer. This was seconded by Tom Masarick. The Board approved Chris to fulfill the remaining term of Board Member.
2. Drew Mrenna has established a web site for the association. The web site is www.spvpoa.com. The web site which is still evolving contains past minutes, meeting locations and times, and contact information.
3. Drew Mrenna also made a recommendation to distribute the minutes using email. This has a potential of decreasing our mailing costs. The Board overwhelmingly supported the recommendation by all agreeing to forgo the mailing of their copy of Association correspondence. A flyer will be enclosed in this mailing of the minutes encouraging the members to participate in the electronic mailing.
4. Drew Mrenna mentioned that according to last years minutes that dues should have been \$106.00 rather than the \$100.00 that was billed. The Board decided to accept the \$100.00 as payment in full for this year's dues.
5. The Vice Chairman and Board Member terms expire this year. The board is looking for members that would be willing to be nominated for these positions. To be compliant with the current Bylaws, all nominations must be made on the floor at the Annual Meeting.
6. A complaint about excessive vehicle speeds on the association's roads was brought before the Board. There was some discussion on this point. It was decided to send a friendly reminder to all members to watch their speed on association's roads.
7. Several of the Board members think that the assessment values of their properties are unreasonable. Tom Masarick will investigate what the Association can do to resolve the property value discrepancy.
8. There was some discussion on sharing the responsibility of the main road into our association. There was no outcome from this discussion.
9. Tom Masarick confirmed that all meetings are open to all association members and are welcome to all meetings. Members are welcome to participate in discussions but only Board members can vote.
10. The rest of the meeting was used to review potential changes to the Bylaws. Drew will incorporate the comments into the bylaws for another review by the Board before presenting the changes to the members.

Agenda for Next Meeting

The tentative agenda is:

Secretary Report
Treasurer Report
Roads Committee Report
Open Items
New Business
Covenant/Bylaw Review –Review first three articles in Covenants.

Adjournment

Meeting was adjourned at 4:50 P.M. by Tom Masarick. The next general meeting will be at 2:00 P.M. on April 19, 2008 at Pietra's Residence.

Minutes submitted by:

Drew Arena