



Board of Directors Meeting Minutes April 19, 2008

Opening:

The regular meeting of the S.P.V.P.O.A Board of Directors was called to order at 2:00 P.M. on April 19, 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: 304-703-1542
Roger Asbury (Road Committee) h: 304-492-5060
Drew Mrenna (Secretary) home: 703-433-2469 cabin: 304-492-5875
Chris Fischer (Member) home: 410-760-9217

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

Agenda

The agenda for today's meeting will be:

- Opening – Tom
- Secretary Report – Drew
 - Web Site Update
- Treasurer Report – Kathy
 - Budget analysis
- Roads Committee Report – Roger
 - Report of April 19th meeting
- Open Items
 - Signature authority updated on the checking account
 - Vice Chairman and Board Member nominations
 - Excessive speed on roads
 - Property Assessments – Tom
 - Bond - Kathy
- New Business
- Bylaw Changes Review – Drew
- Covenant Update – Drew

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. There are eight delinquent property owners that have not paid their dues. Upon motion made and seconded, the treasurer's report was approved.

Kathy presented a proposed budget for 2007/2008.

Road Committee Report

The report highlighted one priority task – clearing a clogged drain pipe on Potomac Overlook. Roger may need to get outside help to clear this.

River Road needs some work. Culverts need to be cleared. Pot holes need to be filled.

In general there are several pot holes that need filled. It was discussed on what material to use to fill the pot holes. Stone does not stay. It was determined that the pot holes will be filled with shale and then tapped down. Roger is going to investigate the cost of shale.

The Board authorized \$3,500.00 to be spent on road maintenance for this year, of which approximately \$1,200.00 as already been spent. An additional \$500.00 was granted to cover the additional costs of clearing the clogged drain pipe.

A written report will be generated from the April 19th Road Committee meeting with an estimated costs. This report will be included with the minutes.

Open Issues

1. Signature authority has been updated for the checking account.
2. Nominations – Vice Chair and Board Member are open for elections. Chris and Gene are willing to continue in their current positions. Jeff and Angie are also interested in the Board Member positions. A notice will also be included in the minutes. Drew was appointed to chair a nomination committee.
3. Excessive Speeds – Signs are being proposed. The Board is researching the cost.
4. Property Assessment – You may be able to lower your tax bill by combining adjoining properties into a single tax bill. More detail can be found at <http://www.co.hampshire.wv.us/info.htm> and look under **COUNTY COURT CONSOLIDATIONS**. You will need to contact the county tax office at 304-822-3326.

5. Bond – Kathy researched the cost of getting the Board members bonded. A \$10,000 bond costs \$114.00 annually and it covers all Board members. The Board agreed to purchase the \$10,000 bond. Kathy has completed the application process.

New Business

1. An ATV Issue was presented by Angela. Since the state regulates where ATVs can be used, the issue is a trespassing issue. These individuals claimed they were guest of members. Tom will draft a notice to send out to the members. Kathy made a suggestion to put up signs. Angie will investigate costs. Suggested wording is: “NO TRESPASSING, PRIVATE PROPERTY, NO ATV’S” on a florescent yellow background with black letters. Recommend placing three 24” X 24” signs. Also speed limit signs were recommended. Recommended wording: “MAX SPEED 25” on a florescent white background with black letters. Recommend 6 signs. Board will review after receiving costs.

By-Law review

Drew presented a summary of proposed By-Laws changes. A special meeting will be held on May 24 at 2:00 pm at Chris Fischer’s house (Lot 19) to go into more detailed discussion. A working copy can be downloaded at the SPVPOA Website at <http://www.spvpoa.com/covenants.htm#Changes>. If a hard copy is desired, please mail a request to the Secretary, SPVPOA, P.O. Box 45, Levels, WV 25431-0045.

Agenda for Next Meeting

The tentative agenda is:

Secretary Report
Treasurer Report
Roads Committee Report
Open Items
New Business
Bylaw Changes Report
Covenant Review – Start a review of the in Covenants.

Adjournment

Meeting was adjourned at 4:15 P.M. by Tom Masarick. The next BOD meeting will be at 2:00 P.M. on August 9, 2008 at Chris Fischer’s Residence (Lot 19).

Minutes submitted by:

Drew Mrenna

Road report to Tom Masarick, then to the Board of Directors on Saturday April 19, 2008.

15" culvert on Potomac Overlook Drive stopped up ditch to be dug out and pipe cleared. \$500.00 (This price is in addition to the \$3500 estimate given to members at the annual meeting on Saturday, October 2, 2007.

Fill potholes and clean culverts where needed. Already filled potholes 3 times as of April 19.

Fix hole over culvert pipe on curve at River Drive.

From Chris Fischer's to South Branch Road - Stone.

Notice of Special Meeting

The Board of Directors has set up a Special Meeting to be held on May 24, 2008 at 2:00 pm. Chris Fischer (lot 19) will host the meeting at his residence. The purpose of this meeting is to review the proposed changes to the Bylaws. This will be the final review before presenting the changes to the members at the Annual Meeting. All lot owners are encouraged to attend.

Nomination Form

The term of Vice-Chairman and Board Member at Large end at the Annual Meeting to be held on October 4, 2008. The Board of Directors are seeking nominations for these two positions. If you know someone who is interested in filling either of these positions, please let us know by completing this form. The requirements are simple, must be a S.P.V.P.O.A. lot owner and must be willing to serve the three year term. You may nominate yourself. Per the Bylaws, all nominations must be approved on the floor of the annual meeting. Each nominee will be given an opportunity to present themselves before the elections.

I nominate _____ who is the owner of lot _____ for the position of Vice-Chairman
Please Print Name

I nominate _____ who is the owner of lot _____ for the position of Board Member at Large
Please Print Name

Sign your name here Owner of Lot _____

Please mail to Secretary, SPVPOA, P.O. Box 45, Levels, WV 25431-0045. You may alternately email your nomination to Secretary@SPVPOA.com. Kindly mail form by July 31, 2008.