



**Board of Directors
Meeting Minutes
August 09, 2008**
Revision 1 – November 11, 2008

Opening:

The regular meeting of the S.P.V.P.O.A Board of Directors was called to order at 12:20 P.M. on August 09, 2008 at the Fischer's Residence (Lot 19), 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

Drew Mrenna (Secretary) home: 703-433-2469 cabin: 304-492-5875

Chris Fischer (Member) home: 410-760-9217

Roger Asbury (Road Committee) h: 304-492-5060

Charlene Pietra (Guest)

Charles Surber (Guest)

Angie Asbury (Guest)

Susan Mrenna (Guest)

Janet Masarick (Guest)

[Nathalie Mundel \(Guest\)](#)

Agenda

The agenda for today's meeting will be:

- Opening – Tom
- Secretary Report – Drew
 - April 19th BOD Minutes
 - May 24th Special (By-Law) Minutes
 - June 14th Unscheduled Special (Boat Ramp) Minutes
- Treasurer Report – Kathy
 - Review Road Invoices
 - Review 2008/09 Budget
- Roads Committee Report – Roger
- Open Items
 - Signs
 - Boat Ramp
- Annual Meeting Agenda Review
- New Business

Secretary Report

- Minutes from the April 19th Board Meeting were read by Drew Mrenna. Upon motion made and seconded, the minutes were approved.
- Minutes from the May 24th Special meeting were read by Drew Mrenna. Adjust Road Committee Report to say \$1430.00. Upon motion made and seconded, the minutes were approved as amended.
- Minutes from the June 14th Special meeting were read by Drew Mrenna. Upon motion made and seconded, the minutes were approved.

Treasurer Report

- Kathy Olmert presented the Treasurer's report. Kathy reported that there are four delinquent property owners that have not paid their 2007-08 dues. Upon motion made and seconded, the treasurer's report was approved.
- Angie agreed to audit the treasurer's books for 2007-08 before the Annual Meeting.
- It was reported that there is a new property owner Lot 17, Louis Wills, PO Box 116, Levels, WV. This lot is one of the few lots that was still owned by Homer Feller. Due to an exception written into the Covenants, this lot has never paid road dues. Also in this exception, when these lots transfer ownership from Mr. Feller, a \$100.00 fee will be imposed. It was agreed to charge the new owner the \$100.00.

Road Committee Report

- The priority task report last time has been resolved. A propane tank was found to be blocking the drain pipe on Potomac Overlook.
- It was reported that run off water is backing up at Potomac Overlook & South Branch. The telephone company buried a phone line where work would need to be performed to resolve this issue. Roger will contact the phone company.
- Roger submitted an invoice for \$1457.50. Upon motion was made and seconded, it was agreed to pay this invoice.

Open Issues

- Speed Limit and No Trespassing Signs – Angie will present at the annual meeting samples of signs and suggested locations.
- Boat Ramp – At the last Annual Meeting there was a discussion on who owns the Boat Ramp. The discussion was revived by the new owner of lot 17. Gene provided a report after visiting the County Office. The deed to Lot 97 comprises the boat ramp. The subdivision

plat shows a right-of-way (easement) for the boat ramp. Drew will generate a formal response for the Annual Meeting.

Annual Meeting Discussion

Drew presented a proposed agenda. The following discussions were noted:

- Angie will reserve the Fire Hall for our Annual Meeting scheduled for October 4th, 2008.
- The Board agreed to pay a donation of \$100.00 for the use of the Fire Hall. A motion was made seconded approving the donation.
- Angie will invite the Fire Department to give a short presentation. The Fire Department will be early on the agenda.
- Elections for Vice-Chairman and Board Member.
 - Per the current By-Laws all Nominations will be performed on the floor of the Annual Meeting.
 - Since the slate of nominees will not be complete until the Annual Meeting, there will be no mail in ballots for the elections. Per the current by-Laws only the lot owners present at the Annual Meeting are permitted to cast a vote.
 - Steve Clayton & Gene Pietra have expressed an interest in the Vice Chairman position.
 - Chris Fischer & Angie Asbury have expressed an interest in the Board Member position.
- Add Boat Ramp report to agenda.
- Due to the increase in fuel price, the Board is suggesting that the annual road dues be increased to \$105.00. Billing would be made in January.
- The Board is also suggesting renewing the Special Assessment to pay for non road maintenance cost of \$20.00.
- After the Annual Meeting Celebration – To be held at Chris Fischer’s (Lot 19). Hamburgers, hot dogs, and potato salad will be provided. Bring your own drinks and a side dish or desert.

New Issues

- The Fire Department would appreciate a large copy of our plat along with a listing of the owners of each lot. Drew will have a large copy printed out and provide a lot owners list.

Adjournment

Meeting was adjourned at 2:22 P.M. by Tom Masarick. The BOD will meet at the Fire Hall at noon before the annual meeting. The next BOD meeting will be decided at the Annual Meeting.

Minutes submitted by:

Drew Arena