



Board of Directors Meeting Minutes November 8, 2008

Opening:

The regular meeting of the S.P.V.P.O.A Board of Directors was called to order at 1:05 P.M. on November 8, 2008 at the Pietra's residence, Levels, West Virginia by Gene Pietra, Vice Chairman, filling in for Tom Masarick who was unable to attend in person, but was teleconferenced into the meeting.

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

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

Steve Clayton (River Access Committee)

Charlene Pietra (Guest)

Angie Asbury (Guest)

Susan Mrenna (Guest)

Theresa Clayton (Guest)

Ed Dennis (Guest)

Board Member not present:

Jeff Kokosinski (Member) home: (304) 492-5210

Agenda

The agenda for today's meeting will be:

- Opening – Tom
- Secretary Report – Drew
 - August 9th BOD Minutes
 - Special meeting by Phone
- Treasurer Report – Kathy
 - Review Road Invoices
- Roads Committee Report – Roger
- River Access Committee – Steve Clayton
- Proposed By-Law Changes Report – Drew
- Open Items
 - Signs

- Mr. Will's Appeal – Drew
- New Business

Secretary Report

- Minutes from the August 9th Board Meeting were read by Drew Mrenna. Natalie Mundel who briefly attended the August meeting was not listed as in attendance. The minutes will be amended. Upon motion made and seconded, the minutes were approved as amended.
- A phone meeting was conducted to approve advance funds for road work. Four out of the five Board members were contacted and approved the advanced funds.

Treasurer Report

- Kathy Olmert presented the Treasurer's report. Kathy reported that there are still four delinquent property owners that have not paid their 2007-08 dues. It was noted that one of the properties has a tax lien against it and is slated for auction. It was agreed to place liens on these properties. Kathy also reported that we would be over spent on the administrative fund by approximately \$200.00 by the end of the year. Upon motion made and seconded, the treasurer's report was approved.

Road Committee Report

- It was reported that run off water is backing up at Potomac Overlook & Potomac Court. Roger will clean out the culvert pipe.
- Roger wanted to know what to do with the culvert near the Lee's and Miller's property. During heavy rains water pools. The obvious solution is to add a culvert to direct the water to the river. The association would need the property owner's approval, which they are not in favor of this solution. Roger will contact DNR for their suggestion on how to drain the runoff.

River Access Report

- The committee has not formally met. A meeting was set for Dec 13th, 1:00 pm, per teleconference. The old car tag system was reviewed. A suggestion was made to contact the other association chairman's about our new procedure. Tom will generate a letter.

By-Laws Report

- Drew presented his findings. The report will be mailed with this mailing of these minutes. Proposals 1 - Quorum at a Board Meeting, 7 - Annual Assessment, and 10 - Corporate Seal had over 50% positive votes and the by-laws will be updated to reflect these changes. Several proposals would have possibly been accepted if more property owners would have returned their ballots. Angie will survey those who did not return a ballot to determine if there was a reason they did not respond.

- There was some confusion if the 1993 By-Laws were property registered with the County. Drew will contact the county to determine if the by-laws need to be filed with them.

Open Issues

- Speed Limit and No Trespassing Signs – It was decided to hold off any further action until after January when dues will be collected.
- Will's Appeal – Mr. Wills at the annual meeting question the Association charging him \$100.00 dues for purchasing a property owned by Homer Feller. This property never paid road dues due to the agreement written in the Covenants. Drew conducted a more thorough review of the covenants and found in favor of Mr. Wills. Road dues for Mr. Wills will be collected at the same time the rest of the property owners are due. The Board agreed with Drew's findings.

New Items

- Angie questioned the NO TRESSPASSING and HUNTING ad placed in the Hampshire Review. The article is to run through the hunting season. The dates reflected in the ad were determined because we do not want trespassing and hunting year round, not just during deer season.

Adjournment

Meeting was adjourned at 3:15 P.M. by Gene Pietra. The next BOD meeting will be held on February 7, 2009 at 1:00 P.M. at the Pietra's residence.

Minutes submitted by:

Drew Mrenna