



## SPVPOA – Board of Directors Meeting Minutes April 25, 2026

### In Attendance in person at Morgan’s Home (in SPVPOA):

- Chairman: Morgan Hogeland
- Vice Chairman: Richard Dadds
- Secretary/Webmaster: Tom Masarick
- Treasurer: Gary Witt
- Member at large: Karen Rogers

### Guest:

- Tim Butler, Property Owner

### Welcome::

Chairman, Morgan Hogeland called the BOD meeting to order at 11:10 am. He welcomed the BOD to his home and reported the **Instacart** now delivers to our area. Instacart is on demand same day grocery delivery.

### Common Area (New Culvert):

Observation Reported by Tim Butler, SPVPOA Member on the completion of the Culvert.

**Comment:** It is Tim Butler’s opinion that the culvert was installed too high. It is 3-4 feet higher than the culvert it replaced and he believes it will cause the low lands (property owners around the new culvert) to be flooded after heavy rains.

**Response:** President Morgan thanked Tim for his comments and stated the BOD will monitor the new culvert and take action as warranted. At this point it is too early to make any dramatic changes. The new culvert has mitigated the risk from the sink hole and we will monitor the culvert and see what actions are warranted. Board members noted that Engineers were consulted on the depth of the culvert.

## Secretary's Report:

- Secretary Tom Masarick, reviewed the BOD minutes from **January 21, 2026** and noted that a draft copy was posted to our Website ([www.spvpoa.com](http://www.spvpoa.com)) after internal review of two BOD members. Tom noted that there were no Action Items and basically it is status on our areas of focus.

**Motion #1:** A motion was made by Vice Chairman, Richard Dadds and seconded by Chairman, Morgan Hogeland to approve the minutes from **January 21<sup>st</sup>, 2026** as presented.

The motion passed by unanimous voice vote.

- Our website ([www.spvpoa.com](http://www.spvpoa.com)) has been up 100%; with no issues.

## Treasurers' Report:

Treasurer, Gary Witt submitted a current Operating and Reserve Budget:

Here are the highlights:

- Total revenue expected is \$8,024.00 (dues, donations and Potomac Landing payment to SPVPOA)
- Currently there are only 4 members that have not paid dues
- Snow Removal was budgeted \$600.00 for this year
- Road Maintenance is budgeted at \$6509.00 for this year
- No Web expenses are expected for hosting our Domain
- A reconciliation of Bank balances agree with our Books
  - (less two CC balances for Administration)
- Bank of Romney balance was \$13,697.00 on April 22, 2026.

Expenses for New Culvert in Common Area:

- Gravel,
- Culvert pipe
- Backhoe rental,
- Misc diesel fuel, grass seed etc.
  - **Total Expense to replace and seed ground: \$4,783.00**

**Note: See Budget Attached**

## **Road Chairman's Report:**

Road Committee Chairman Lewis Wills was not present at the BOD meeting due to recent health issues.

### **Day to Day Maintenance:**

Chariman Morgan recognized the tremendous work done in Lewis' absence by Tom Garrett and Roger Griffin.

### **Tom Garrett and Team replaced the culvert in the Common Area:**

We need to recognize the work party organized by Tom Garrett to replace the culvert in the Common Area to reduce our risk and mitigate water damage. It is impressive that Members of the SPVPOA have the skill to do this job. Our costs were substantially less than quotes we received.

Tom has extensive experience managing projects similar to this project to repair the culvert at the common area. He consulted with two different engineers to confirm the appropriate depth of the new culvert and slope. The Division of Natural Resources was consulted and they do not have any concerns regarding the community doing this work along the river.

### **Old Business:**

None:

### **New Business**

#### **1. Create/Post River Access Rules:**

- a. It was noted in reviewing the Protective Covients that rules for the Common Area should be posted.

**Action Item #1:** Look for initial rules created and/or create new rules for Membership approval.

#### **2. Send out Comona Area Rules Annually:**

**Action Item #2:** We will send out the Rules annually either with the bills or the Annual Meeting Minutes.

#### **3. Survey and mark Common Area:**

**Action Item #3:** President Morgan will obtain a Survey of the Common Area; amount not to exceed \$500.

#### **4. Concerns identified by Tim Butler:**

**Action Item #4:** BOD will monitor and adjust as needed.

5. **Concerns identified by Ian Adams** – River Road is not adequately maintained, there is not sufficient gravel around the curve etc.

**Action Item #5** BOD will work with Road Chairman to identify and take action.

6. Meeting is scheduled with Kelly Kokosinski and Family to discuss Common Area access and right of way.

**Action Item #6** President Morgan and all of the members of the BOD met at the Common Area, after the BOD meeting on April 25th, to share information and identify issues with the Common Area for the Kokosinski Family. No major issues were identified.

**Motion #7 to Adjourn:** A motion was made by Secretary, Tom Masarick and seconded by Member at Large, Karen Rogers to adjourn at 12:25 pm.

Motion passed unanimously by voice vote.

Tom Masarick, **Secretary/Webmaster**

Attachments: Treasurer's Report

