

SPVPOA – Board of Directors Meeting Minutes

April 5th, 2020



In Attendance via John's teleconference service:

- Chairman: John Masarick
- Vice Chairman: Charlene Pietra
- Secretary: Tom Masarick
- Treasurer: Chris Fisher
- Member at large Richard Dadds and
- Lewis Wills, Road Committee Chairman

Invited Guest: Gary Browning (absent)

Opening:

The BOD's Meeting was called to order by Chairman, John Masarick at 1:00 PM via teleconference number 978-990-5000 a/c 447829. The Chairman thanked the BOD for their attendance and stated the reason for the teleconferencing meeting was for the protection of the BOD Members during the quarantine restrictions due to the coronavirus. The Chairman stated that the purpose of this meeting was follow-up on the short-term rentals proxy votes and to take next steps with our Lawyer.

Secretary's Report:

- a. Tom Masarick, Secretary distributed the BOD Minutes Meeting Minutes from **February 9th, 2020** via email prior to the Meeting. There were no additions or corrections. The minutes were approved by unanimous voice vote.
- b. Website: www.spvpoa.com No issues -- up 100%.

2. Treasures' Report:

Chris Fischer, Treasurer reported that the Balance in Bank as of 3/31/2020 is **\$7,240.19**.

We had deposits of \$543.00

Checks written which amounted to \$1563.00.

- a. Check to Shingleton for Road work -- \$1,325.00
- b. Check to Roger Asbury donation -- \$100.00
- c. Check Nationwide Mutual -- \$138.00

3. Short Term Rental:

Old Business:

Tom Masarick, Secretary reported that Chris Fischer and he have received the Proxy votes of totaling **75 “YES” votes for the Amendment** (see attached). Chris Fischer reported that we have 3 more “YES” votes. This is more than 2/3 votes required of the 99 lots in SPVPOA for the approval of the Short Term Rental Amendment.

Action Item: #1 Secretary to prepare communication going to our Lawyer **Bean and Bean** which will allow him to formalize the approved amendment. It was also directed that the Secretary was to communicate the results of the vote to our Membership. Tom will send email package to BOD for approval prior to sending to Bean and Bean.

Note: Tom Masarick, Secretary recommended that we wait until we get the completed document back from the Lawyer before we send the “New Amendment” and the tally of votes passed.

Currently we are doing 100% mailing to our Membership due to changes and limited known emails.

4. Road Chairman’s Report:

Lewis Wills, Road Committee Chairman reported the roads are in good shape. Starting with the State road coming down the mountain is in the best shape ever with blue stone laid on most of the State Road. Our roads too are in excellent shape. He is continuing to fill pot holes where needed.

5. New Business:

Road Committee Chairman Lewis Wills reported that he has seen New York and New Jersey tags riding around in our Association. No other actions have been reported.

Meeting Adjourned at 1:23 PM by unanimous voice vote after Treasurer Chris Fischer’s motion and Secretary Tom Masarick 2nd.

Tom Masarick, Secretary and Webmaster

Attachment Proxy and Proxy Tally:

**SOUTH POTOMAC VALLEY
DEDICATION OF PLAT AND
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS**

Special Annual Meeting - - Voting Ballot March 21, 2020

All Members of SPVPOA are invited to a special Membership Meeting for purpose of restricting “Short Term Rental Property”,

- A. Attend meeting - March 21, 2020 at 1:00 pm at Levels Fire Station or
- B. Vote and return by mail (see address below), or
- C. Send Proxy to Officer of SPVPOA at address shown below or give to voting Member.

Article IV (Use Restrictions), Paragraph 7 (Residence) currently reads:

7. Each lot shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on said lot.

Notwithstanding the prior paragraph, the following uses are permitted, subject to applicable state and local laws:

- (a) Home occupations conducted by occupant.
- (b) Agricultural uses, including incidental uses and the construction of accessory buildings connected with agriculture or the building of a residence, including storage of temporary camping and lawn maintenance equipment. Said accessory building may be constructed before construction of a residence. Said accessory building shall not be used for temporary sleeping or camping quarters.
- (c) Not more than one (1) head of livestock per acre shall be permitted per lot, unless otherwise approved by the Board of Directors of the Property Owners Association, provided that no pigs or pig pens are allowed within the Subdivision.

AMENDMENT (insert following after section (a.) to prevent Short-Term Rental of lots.)

South Potomac Valley Covenants was setup primarily as a Community of Residences and not a camping ground open to the public. We have gates and signs restricting access to only Lot Owners, family and friends. SPVPOA Lot Owners voted to restrict short-term rentals. Short term rentals are defined as rentals of “29 days or less”.

Additionally we may hold the Renting Lot Owner liable for any abuse, destruction or theft of a neighbor Lot by the Renter.

Lot Owners are discouraged from violating this restriction and may be subject to court costs and attorney fees.

At the Annual or Special Meeting, at least two-thirds (2/3) of the membership appearing in person or by proxy, may approve this amendment.

Proxy Vote:

I yield my proxy to the following Officer/member of SPVPOA _____

Mail Vote:

Please sign below and return to: **SPVPOA Recording Secretary P. O Box 85
Points WV 25437**

SPVPOA Lot Owners Name: _____

Lot Numbers: _____

Yes, I accept the proposed Amendment _____

No, I reject the proposed Amendment _____

Returning this form allows the Officers of the Board of Directors to count your vote or Proxy towards a Quorum of Lots (34 votes needed to conduct business).

**SPVPOA
Recording Secretary Tom Masarick
P. O Box 85
Points WV 25437**

Article IV (Use Restrictions), Paragraph 7 (Residence) Short-Term Rentals

						TM	3/22/2020
						Vote	Vote
						Yes	Yes
Member:	Address:	Lots:	Vote	Vote	Yes	No	Votes
1 Adams Fred	2522 Jake Staggers Rd. Keyser, WV 26727	78, 81, 82					
2 Asbury Roger & Angie	1000 Potomac Overlook Dr. Levels, WV 25431	56, 57					
3 Allie Fox/Steve Holmes	255 Boulder LA. Augusta, WV 26704	59					
4 Bean sandra	67 Potomac Overlook Dr. Oveels, Wv 25431	23	Yes				1
5 Bean Charles	113 Potomac Overlook Dr. Levels, WV 25431	24	Yes				1
6 Browing Gary	105 Belvedere Ave Glen Burnie, MD 21061	89					
7 Butler Tim	108 Oak Ave. Glen Burnie, MD 21061	86,96	Yes				2
8 Coppage David & Janet	PO Box 220 Slainsville, Wv 2544	53.54	Yes				2
9 Dadds RIP & Butler Tim	129 High Meadown Rd. Levels, WV 25431	7,8,9,10,71,99	Yes				6
10 Dennis Edward	12807 Fernwood Turn Laurel, Md. 0708-2502	25,26,27,28,29,30,33	Yes				7
11 Dean Mark & Deborah	161 Sugar Grove Rd Organtown WV. 26501	87	Yes				1
12 Jenkins Frank	1050 Potomac Overlook Dr. Levels, Wv. 25431	63,55, 70	Yes				3
13 Lee Anthony	434 Bill Stultz Dr. Levels WV. 25431	92,93,94	Yes				3
14 Lee Robert	20596 Windowsill. Rd. Leesburg, Va. 20175	80					
15 Long Christine Scott Arbogast	84 Robin Lane Augusta, Wv. 26704	84	Yes				1
16 Hogeland Morgan & Patrice	10728 Lake Forest Dr. Manassas, Va. 20112	68	Yes				1
17 Kerns Ralph & Mary Jane	277 Sugar Grove Rd Morgantown, Wv 26501	88	Yes				1

18	Kokosinski Jeff & Kelly	1000 South Branch Rd. Levels WV, 25431	2,3,4,5,97	Yes	5
19	Fischer Chris & Helen	322 Potomac Overlook Dr. Levels, WV 25431	18, 19	Yes	2
20	Haines Robert & Patricia	6155 Old Martinsburg Grade Road Augusta, WV 26704	90, 91		
21	Masarick John & Sue	7908 Appomattix Ave. Manassas, Va 20111	15,16	Yes	2
22	Masarick Tom & Janet	8200 Lomond South Dr. Manassas, VA. 20110	31, 32, 20, 21	Yes	4
23	Masarick John & Tom	8200 Lomond South Dr. Manassas, VA. 20110	95	Yes	1
24	McCombs David	338 Thelma Ave. Glen Burnie, Md. 21061	6	Yes	1
25	Moore Bill & Stephanie	7 Blue Damsel CT Bitmore Lake, NC 28715	64,65,66,67,69		
26	Mitchel Kevin	1550 Williams Grove Rd. Mechanicsburg, PA. 17055	72		
27	Mrenna Drew & Susan	12632 Bristerburg, Rd Mdland, Va. 22728-2519	73, 76,77		
28	Murray David & Mary	62 Apple Jack Lane Harpers Ferry, WV 25425	13, 14		
29	Mundel Nathlie	3513 New Hampshire Ave, NW Washington, DC. 20010	74.75		
30	Miller Genevieve	19 Byway Rd. Owings Mills, MD. 21117	79	Yes	1
31	Potomac Landing Asso	263 Kurre Rd. Leveles, WV. 25431			
32	Rogers Shane & Karen	705 Hope Ave. Gaithersburg, MD 20878	42,43,60,61,62	Yes	5
33	Pietra Charlene	185 Big Buck Rd. Levels WV. 25431	22,41,44,45,46,47	Yes	6
33	Michael Mease Sr.	11850 Old PlankRd. Three Springs, PA 17264	83,85	Yes	2
34	Schiller Steve & Susan	PO Box 2167 Blowing Rock, NC 28605	35,36,37,38,39,40	Yes	6
35	Witt. Garv	115A Hastings Lane	1. 84	Yes	2

36	Vendramini Joseph	Alte Lantstrasse 8942 Oberieden Switzerland	34	Yes	1
37	Westbrook Roy	22852 Revelation Rd. Waynsville, MO 5583	58		
38	Verhoff Alice	461 Martha Dr. Meadville, PA. 16335	11,12	Yes	2
39	Laughlin Dakota	18 Swisher Hollow Rd. Springfiled, WV 26763	48,49,50,51,52	Yes	5
40	Wills Lewis	PO Box 309 Augusta, WV 26704	17	Yes	1
Total YES Votes:					75