



Minutes April 21, 2010

Attendees

Board Members: Pete Appignani, Gap View Village, President
Neal O. Nilsen, River View Park, Vice President
Elliot Simon, Blue Ridge Acres, Treasurer
Nance Briscoe, Cloverdale Heights, Membership Chair

Members: Suzanne Malesic, Patrick Henry Estates

Guests: Jennifer Syron, Chapel View

I. Approval of February 2010 and March 2010 meeting minutes

Motion made by Elliot to approve minutes from the previous two meetings, seconded by Suzanne, and unanimously approved

II. Executive Reports

A. Treasurer's Report

No dispersals were made in the previous month. The only upcoming dispersal is a corporation fee of \$25 due in June 2010. Elliot put forth the proposed budget for Fiscal year 2010. Funds have been collected from 7 members at \$125, each for a total of \$825.

Elliot raised the point that his projected budget assumes that any member joining after the first half of the year will be required to pay a half of year's dues (as per Chamber of Commerce rules). Pete agreed with this.

Projected budget assumes dues from two new members at half the rate.

Current balance is \$992.72

Assumed revenue is \$1250

Projected expenses is \$925.

Motion made by Elliot to approve proposed budget. Discussion ensues over need to rethink budget as organization grows. Discussion regarding fiscal year and timetable for budgets.

- JCOHOA's fiscal year corresponds to the calendar year.
- First meeting in January, previous year is closed out, new budget is due.
- Prior year actual budget and proposed budget for new year will be presented together.

(Motion: Elliot Simon; Second: Pete Appignani; Vote: Unanimous)

B. Membership Committee

1. Sliding fee scale

Nance proposes a sliding scale with twelve dues categories based on the number of homes in an HOA. Based on this scale dues and initiation fees would range from \$25 for HOAs with less than fifty homes to \$125 for HOA with more than 500 homes. Members agree that the goal is to make membership affordable for all HOAs to encourage greatest participation.

New sliding scale devised:

# of Homes in HOA	Initiation Fees	Membership Dues
2 to 25	\$25	\$25
26 to 50	\$50	\$50
51 to 100	\$100	\$100
101 and up	\$125	\$125

Elliot motions to approve sliding scale, Suzanne seconds, Pete agrees, Nance opposes Nance is concerned that dues remain at \$125. Each year the sliding scale will be reviewed and revised as needed. An addendum is proposed that the sliding scale be a minimum scale and that as membership increases, JCOHOA can revisit sliding scale to increase fees and dues as necessary. (Motion: Nance Briscoe; Second: Suzanne Malesic; Vote: Unanimous)

III. Old Business

A. Issue Updates

- 1. Foreclosures** -- The situation is not improving and there is no end in sight to the mounting foreclosures.
- 2. PATH** – The bill to control PATH has passed the legislature. There are two more steps to be taken before the power company can refile for PATH.
- 3. PSD** – The County Commission declined to apply for a grant regarding waste water treatment. Implications of a recent ruling on copper issue for Chesapeake Bay regulations
- 4. State and local current events that affect our HOAs** – Concern over difficulty in collecting legacy taxes, suggestion is made to work towards getting HOAs recognized as having taxing authority and putting them in line behind the county. Discussion ensued over definition of HOA and need for universal recognition of its responsibilities by all levels of government. Need to meet with the planning commission.
- 5. Update and re-prioritize issues list** – See attached

B. Voter Web Site and Forums (Coordinate with League of Women Voters, others) – LWV will consider holding a forum with JCOHOA. JCOHOA is committed to a format with questions from communities, rather than a debate. If the LWV doesn't agree to that format, JCOHOA should consider what it can do within their guidelines. Concern was expressed over LWV format which does not allow a candidate to participate if his/her opponent does not show up. This can give an advantage to an incumbent if they choose not to show up and prevent their opponent from being able to address the crowd.

C. Letter of Appreciation to Jim Surkamp – Nance read the draft letter. Everyone signed the letter.

IV. Outstanding Action Items

V. New Business

- A.** Private property laws and dog ordinances – Elliot is going to look into trespassing laws and will report in June.
- B.** FEMA funds – The contact is Barb Miller. Individual homeowners can apply, but not HOAs, must be done as interveners. There is a need for recognition of HOA as governing body so that HOAs have the necessary tools to handle responsibilities required of them

The meeting was adjourned. (Motion: Suzanne Malesic; Second: Elliot Simon; Vote: Unanimous)

LIST OF PRIORITIZED ISSUES

At the July 15, 2009, meeting, we developed and prioritized an initial list of issues. This is a dynamic process and contains both countywide and localized issues.

We welcome addition of new issues and dialogue on all of the issues, especially suggestions to resolve the issue or educate our community members.

1. Zoning Ordinance Vote – remove
2. Eminent Domain (affects PATH and Hall Town Waste Water Treatment Plan)
3. Table Game Voting Ordinance – remove
4. Property tax and appeals
5. Common Property taxation
6. Hall Town
7. Vandalism
8. Storm Water Management
9. Synchronization with Planning Commission (Covenants and Government Documents, need to meet with planning commission, dues and foreclosures)

ACTION ITEMS

Item	Person Responsible	Due Date	Date Completed	Status
Create a budget	Elliot Simon	4/21/10	4/21/10	
Develop draft Sliding Fee Scale	All	4/21/10	4/21/10	
Website up and running	Neal Nilson		4/21/10	
Resolve location issues	Neal Nilson		4/21/10	
Thank you letter to Jim Surkamp	Pete Appignani		4/21/10	
Submit nominee to Storm Water Ordinance Group	Pete Appignani	4/21/10	4/21/10	
Register JCOHOA with State	Elliot Simon	6/1/10	6/1/10	