



Minutes July 20, 2011

Attendees

Board Members:

Pete Appignani, Gap View Village, President
Neal Nilsen, River View Park, Vice President
Elliot Simon, Blue Ridge Acres, Treasurer
Nance Briscoe, Cloverdale, Membership Chair
Jacquelyn Milliron, Breckenridge, Secretary

Additional Attendees:

Kay Moore, Meline Baron and Phil Bromwell from Keyes Ferry Acres, Phyllis Smock from Stonebridge, Craig Bartoldson from Gallery, Judy Moore from Ledgelowe, Suzanne Malesic from Patrick Henry Estates, Steven Rogers from County Green, Jennifer Syron from Chapel View, Laura Taylor from Meadowbrook, Eula Odom from Sheriden Estates, Kathy Knight from Carriage Park, Angelita White from Spruce Hill North.

The meeting was called to order at 7:04 pm by Pete Appignani at the Citizens Fire Company conference room.

Guest Speakers

none

I. Approval of June 2011 meeting minutes

Laura Taylor motioned to approve meeting minutes of June. Nance 2nd, none opposed.

II. Executive Reports

A. Treasurer's Report

Elliot reported a bank balance of \$1,735.09 as of July 20, 2011. Disbursements totaling \$600.75 and Deposits totaling \$637.50 were made.

Jacquelyn Milliron was reimbursed \$100.00 for the JHS Cougar Challenge advertisement.

B. Membership Committee

III. Old Business

A. Printed Materials with the new organization name were distributed. Nance also presented the new banner having the EPOHOA logo on it.

B. Website--Neal informed the group that the EPOHOA Website has been updated to include the calendar and organization By-Laws. There was comment about some trouble with the By-laws link. Neal said he would redo this link. Pete suggested an automatic sign up. Neal volunteered to perform this.

C. Sheriff Department link—Neal is working with the Sheriff's dept. to sanitize posts for personal information and redacted material enabling a clean bridge to the EPOHOA website for each incident report. A

press release of the Sheriff's website will be announced in the Spirit and The Journal, office hours to be 8:00am to 7pm and there would be a communication session the last Thursday of every month. Prosecuting Attorney and the public were noted as very important in helping the Sheriff's office smooth out this process. Training session is to be held July 28th in Kearneysville. Measures would be taken to minimize the current 7-14 day delay to the public sector after reported incident.

D. Chamber of Commerce--Nance presented a framed certificate the EPOHOA received at the Chamber of Commerce banquet. All thanked Elliot and Suzanne for attending a Farm Bureau and Chamber of Commerce picnic. Discussion ensued about encouraging the EPOHOA members from the other seven Chambers of Commerce to join. Laura Taylor volunteered to do a press release to other counties in the Eastern Panhandle. Pete motioned for a press release, Neal seconded, none opposed.

E. Newspaper Notice to other seven counties of EPOHOA - no action.

F. Micro-regionalization--Suzanne proposed having EPOHOA seminars which would assist HOA's in governing communities. This precipitated a discussion led by Kathy Knight of Carriage Park, about what has been an item of discourse with the Jefferson County Commission regarding the US 340/ Boarder Patrol stoplight change. It had been suggested that there was little public input or knowledge of the significant impact of what is called "option 4". Option 4 would necessarily eliminate two businesses and a few newer houses in order to erect a rerouted interchange at US 340 and 230. Further discussion precluded that these communities need to obtain legal counsel. Mr. Martin Wright, Deputy General Counsel, was recommended at 304-558-0664. The East Gateway US 340 survey link will be placed on the EPOHOA website by Neal to encourage the public to take survey.

G. Flowing Springs—Jacquelyn Milliron presented some points about the status of case no 09-0347. The placement of a sewer plant facility in Halltown did not appear to be feasible but the three Charleston PSC Commissioners have not ruled yet.

IV. New Business

** late insert: Jacquelyn Milliron stated she is seeking resignation of her position as secretary due to Fall scheduled activities with family. Laura Taylor offered to take interim position. Matter will be placed on next month agenda.*

A. Jefferson County Fair—Nance motioned to place an ad in the Spirit-discussion ensued. It was decided, after lengthy debate, that a black and white ad would be placed at a cost of \$150 which would buy a ¼ page layout everyday at the fair.

A list of necessary items for the Fair booth was made.

Nance: Sign –in sheet, ID badges, "Sounding Board sign", extension cords, easel

Suzanne: tickets reel, obtain 7 donated gift cards, large cooler, 10 donated cases of water and ice

Pete: maps and push pins.

Jennifer: toy house.

Neal: laptop and 32" screen for pictorial display.

Laura: helping Suzanne with water and ice.

It was suggested, but not required, that EPOHOA members working at the Fair, wear a green shirt to symbolize the organization.

B. Legislative issues—Meeting with Tiffany Lawrence was fruitful as she stated it would be feasible for the EPOHOA to recommend legislation that she could introduce that would directly help HOAs in general. A maximum of two points of interest would be allowed. It was agreed that the two points for future discussion would be to obtain bank status on foreclosure properties to collect association dues. That the best scenario is for dues to be put into mortgage escrows as a PUD (Planned Unit Development) rider. The other would have to do with renewable liens. Elliot agreed to outline these recommendations.

C. Status of HOAs—Jennifer Syron obtained a spreadsheet that contains subdivision status data. Among many pieces of data, Jennifer found that there are 269 residential subdivisions within Jefferson County. 133 of the 269 never filed for LLC status. 41 of 269 have been revoked, 3 have dissolved and 75 have filed for 2012 LLC. This information would be invaluable to assist HOAs who have gone defunct. Discussion was made about the importance of LLC protection. If an accident occurred on subdivision property, personal homes could be lost in legal battles if there is no LLC in place. It was mentioned that this data would be invaluable for future membership of the EPOHOA. Jennifer mentioned her position paper on Cottage Industries and HOA covenants. She concluded that the Planning Commission has no authority to break covenants.

D. EPOHOA Web Site - see above; old business B.

E. Planning Commission--Nance reported on the Planning Commission's recent meeting. She stated that there weren't very many good answers given about the current concept plans within Jefferson County including Highland Farms. She also suggested we have a bulletin board of commission faces and names on the EPOHOA website.

F. Resurrecting an HOA—no discussion; see above new business C.

G. Non-profit Number and form—Nance asked for the EPOHOA's non-profit number. It is our EIC number.

H. Spirit Newspaper EPOHOA Ad for the County Fair - See new business A.

I. Jefferson County Meetings - no discussion

J. Planning Commission Research - no discussion

K. EPOHOA Year End Workshop - no discussion. This will be placed on next month's agenda.

L. Radio time open to all: see Elliot for details.

M. Webcasts to include Eastern Panhandle counties - no discussion

N. "Who's Who" for all the leaders of Jefferson County Meetings - placed in projects list.

O. Report on the incorporation status of HOAs in Jefferson County - See new business C.

P. Using the research on incorporation status to increase membership in Jefferson County and Berkeley County - See new business C.

V. Project Update:

Common Area Tax—ongoing investigation, but all subdivisions should continue to pay tax on common areas until resolution has been achieved.

A short order prioritization of projects for future discussion took place and will be reflected in next month's agenda.

Motion to adjourn meeting made by Laura Taylor and seconded by Suzanne Malesic; none opposed. Meeting adjourned at 9:29pm.