



**Meeting Minutes
August 15, 2012
Bedington Ruritan
3947 Williamsport Pike
Martinsburg WV 25401
Berkeley County**

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

Other Attendees: Joshua Arzt, Maddex Farm HOA; Betty Beckley, Whiting's Neck Farm Estates; Brenda Carr, Douglas Oaks; Chris Cody, Breckenridge HOA; Samantha Cronk, The Journal; Wilma Evans, Douglas Oaks; Beverly Fransen, Oakleigh; Neil Gillies, Cacapon Institute; Dallas Grim, Crossings on Potomac; Cyril Kammeier, Webber Springs HOA; James Kief, Springfield Village HOA; Jean Kopper, Ashton Forest HOA, Mary Logan, Maddex Farm; Larry Logan, Maddex Farm; Suzanne Malesic, Patrick Henry Estates; Matthew Pennington, Region 9; Rosalee Riggins, Ashton Forest HOA; Richard Sussman, PMP; Jennifer Syron, Chapel View HOA; Keith Veler, Norborne Glebe; Jenni Vincent, Region 9

Guest Speaker: Matthew Pennington, Region 9, Chesapeake Bay Coordinator

Mr. Pennington presented an overview of the Region 9 Stormwater 101 Workshop open to all EPOHOA members and homeowners. The invitation for the Workshop to be held on August 29, 2012, at the Robert C. Byrd Health and Science Center, Martinsburg, is posted on the EPOHOA website. The workshop is designed to inform homeowners about stormwater management and provide strategies for controlling runoff from homeowner's property.

A second part of the workshop will include a pilot program called Community Environmental Management which will provide education designed to protect the community's infrastructure such as roads, stormwater and ponds.

For more information on stormwater management contact Matthew Pennington, Region 9 Chesapeake Bay Coordinator at mpennington@region9wv.com or visit Region 9 website at www.region9wv.com.

The meeting was called to order at 7:01 am by Pete Appignani at the Bedington Ruritan Berkeley County.

Approval of May meeting minutes

Neal Nilsen moved to approve July meeting minutes as written. Motion was seconded by Nance. Motion passed without objection.

I. Executive Reports:

Treasurer Report –Pete read the Treasurer’s cash/flow report with a closing balance of \$4,766.16 as of 8/15/12. Report was put into the record.

Nance reported that EPOHOA has 7,538 registered members representing 37 HOAs. She also provided a printed EPOHOA HOA Report.

Membership Report –Nance Briscoe reported new members in EPOHOA include: Jim Kief who joined as an individual member and hopes to get his HOA to join in the future; also Potomac Hills and Shepherd West are new members. Rosalee Riggins plans to join as an individual member at this meeting.

President’s Brief:

Briefly, Pete’s report includes a need for a definitive list of HOA representatives who are eligible to vote at meetings; an ongoing effort to negotiate with CAI for some free HOA training workshops; need for participation either by joining a committee or placing items on the agenda; prioritizing EPOHOA issues; and a policy for vetting speakers. The President’s Brief is posted on the EPOHOA website.

Committee Updates –

CAI Working group update—No report

Legislative Review Sub-Committee update—Jennifer Syron reported the committee has reviewed Articles I, II, and III. There are still two more articles of the law to review.

Jennifer and Suzanne Malesic were in Charleston on Tuesday, Aug. 14, 2012 for a legislative interim meeting. Senator Herb Snyder introduced the UCIOA (Uniform Common Interest Ownership Act) amendments to the Interstate Commerce Committee which is a joint committee which will do a legislative study of the amendment. They were asked questions regarding what neighboring states were doing regarding this type of legislation and what are the advantages of adopting the UCIOA law as opposed to developing a West Virginia law. The Uniform Law Commission will have to go before the committee in October to ask the legislature to adopt the 2008 amendment and Jennifer and Suzanne plan to attend that meeting as well.

Jennifer reported they made a number of good contacts with a lobbyist and got a lead on a person who specializes in property law. The EPOHOA Legislative Review Sub-Committee’s primary goal is looking at subdivisions that have been exempted from the UCIOA and try to

protect and make sure all HOAs will be included in the law.

Jennifer also explained the West Virginia Legislature meets from mid-Jan. to mid-March. It is a 60 day session. When it is not in session, there are interim meetings held and summaries on various issues can be reviewed on the West Virginia Legislature website.

Jennifer and Suzanne made a request to the Board for reimbursement for their expenses incurred while attending the interim meeting in Charleston. Nance moved EPOHOA reimburse expenses. Neal seconded the motion. Motion passed without objection

Ad Hoc Committee on Bylaws—Pete asked to table item on bylaw revision. No objection. Agenda item was tabled.

Old Business

EPOHOA Survey---Suzanne Malesic handed out copies of the survey to people attending for the first time and asked them to fill it out and send in self-addressed envelopes provided.

Chamber of Commerce Update & Membership --- Pete asked if anyone would volunteer to represent EPHOA at Berkeley County Chamber meetings. Dallas Grim, Crossings on the Potomac, volunteered to be the representative. He also represents Hoss's Steak House and regularly attends Berkeley County Chamber meetings. Elliot moved to designate Dallas Grim as the EPOHOA representative. Neal seconded. Motion passed without objection.

Requests for Assistance—Nance reported a request from a townhouse owner who is concerned that her community has turned into a majority rental community and asked for guidance from EPOHOA. Nance has sent an invitation to the Townhouse Community Board members to attend EPOHOA meetings and to look at the EPOHOA website.

Nance also got an inquiry from Dave Cycle from Preston County. He expressed an interest in the EPOHOA even though his county is not included in the Eastern Panhandle. Nance told him we would welcome his interest and invited his participation. He is also a good resource for the Legislative Committee.

Emergency Services Contacts

On the EPOHOA website under the tab "Safety", Neal has linked a direct feed from the Jefferson County Community Emergency Response Team to the EPOHOA website to improve communication in the future for any type of emergency information. Neal will also contact Steve Allen in Berkeley County to get similar information. Neal also stressed that local training is provided by CERT at Ready.gov sponsored by FEMA.

Neal also met with the liaison for First Energy part of Potomac Edison and recommended everyone look at the Potomac Edison website. They have a very good communication emergency response system up and working.

Neal will also post information on the EPOHOA website about the national campaign that is part of FEMA and Ready.gov on events in September relating to Emergency Awareness Month.

New Business

Upgrade web site—Due to the rapid growth of EPOHOA, Nance recommended that EPOHOA move the web site to a dedicated server, which will provide greater speed, greater capacity, 24/7 help, and other tools to operate it efficiently. She will also purchase a domain name. Nance requested approval of funds to accomplish this task. Neal moved to approve a maximum up to \$500 to upgrade the EPOHOA web site. Nance seconded the motion. Motion passed without objection.

Halfway Houses in Jefferson and Berkeley Counties—Federal of Prisons put out a proposal to place Halfway Houses in West Virginia. A discussion took place that involved to what extent EPOHOA wants to take a position in this matter. Elliot moved to write a letter to Congresswoman Capito expressing EPOHOA's concern and asking to be informed about any decisions made. Elliot will write a draft of the letter with a cc to the Federal Bureau of Prisons by next Wed and submit it to the Board for approval. Neal seconded the motion. Motion passed without objection.

Absentee Ballots—In absence of By-laws Committee, Elliot moved to table discussion.

Elliot made a resolution to thank Jennifer Syron and Suzanne Malesic for taking time to drive to Charleston to represent EPOHOA. Pete seconded motion. Applause.

Roundtable discussions took place among the members.

Suzanne moved to adjourn. Neal seconded the motion. Motion passed. Meeting adjourned at 8:45 pm.

Phyllis Smock

NEXT SCHEDULED MEETING
September 15, 2012 (Saturday) 9:00 am
Independent Fire Company
200 West 2nd Avenue, Ransom WV
Jefferson County

www.epohoa.org/info@epohoa.org