



Meeting Minutes
December 1, 2012, 9:00 AM
Bedington Ruritan
3947 Williamsport Pike
Martinsburg WV 25401
Berkeley County

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

Other Attendees: Betty Beckley, Whiting's Neck Farm Estates; Larry Kump, Potomac Hills HOA;
Suzanne Malesic, Patrick Henry Estates; Jennifer Syron, Chapel View HOA;
Dean Randolph, Whiting's Neck Farm

The meeting was called to order at 9:10 am by Pete Appignani at the Bedington Ruritan Berkeley County.

Approval of October meeting minutes

Elliot moved to approve October meeting minutes as written. Motion was seconded by Nance. Motion passed without objection.

I. Executive Reports:

Treasurer Report –Elliot reported opening balance as of October 18, 2012 of \$4,648.48; dispersals of \$163.12, and a closing balance of \$4,485.36 as of December 1, 2012. Report was put into the record.

Membership Report –Nance Briscoe reported Riverside Villages in Berkeley County and Coventry Management Company in Winchester, VA are planning to become members of EPOHOA. Also the developer and the builder, Dan Ryan Builders, are both considering joining EPOHOA as business members.

Nance provided reminder notices regarding the Berkeley County 2009 Subdivision Amendment changes scheduled to be voted on Jan. 3, 2013. She also noted EPOHOA annual membership dues are payable January 2013. A new 2013 calendar schedule is also available.

President's Brief:

Priorities for EPOHOA are Legislative issues and education for HOAs. Pete also noted three articles appeared in *The Journal* on Dec. 1, 2012 regarding homeowners association: Proposed changes to UCIOA Chapter 36B; the Jefferson County Commission priorities which include addressing UCIOA; and the Berkeley County legislative summit on Monday, Dec. 3, 2012

Committee Updates –

Legislative Review Sub-Committee update—Jennifer Syron, Suzanne Malesic, and Pete Appignani went to Charleston on Mon. Nov. 26, 2012 to attend the Legislative Sub-Committee Session to be held on Tues. Nov. 27, 2012. They met with Senator Snyder and Delegate Doyle on Monday. Doyle had already talked to Steve Prunty, an attorney from Morgantown who had been contracted by the State to review the law and proposed amendments to make sure they align with existing WV law. Doyle got Senator Sypolt on a conference call to review the notes they had regarding the proposed amendments. Senator Sypolt stated he had 4 concerns; one concerned definition of resorts; another was about a definition that might exclude older subdivisions from the law; another regarding a section about lien priorities; and the fourth concern was the ability of developers to change covenants prior to transition to HOA control. Jennifer, Suzanne and Pete felt their meetings were very productive and they came away with more information to digest. The proposed UCIOA Amendment moved out of the Interstate Cooperation Committee.

Pete invited Steve Prunty to speak at an EPOHOA meeting sometime in the future in an effort to further educate homeowners.

Delegate Kump suggested EPOHOA members write their state legislators and county commissioners regarding individual sub-division personal concerns and urge support of amending Chapter 36B. He also encouraged people to attend the legislative summit and meet Vivian Parson, executive director of the County Commission Association of WV. He thinks she would be a good person to educate in support of the amendments.

Ad Hoc Committee on Bylaws—No report.

Old Business

Emergency Services Contacts—Neal sent an e-mail and Pete said he is working with Berkeley County on contacts.

Absentee Ballots-No report

Status of Web Site—Nance is working on the upgrade.

New Business

Pete provided copies of the Berkeley County subdivision ordinance. He would like someone to ask if this ordinance is in compliance with WV law. Jennifer requested Nance set up a discussion line on the website. The vote is scheduled for Jan. 3, 2013.

Meeting space for 2013

Suzanne recommends the space at the Kingdom of Life Cathedral church located at the intersection of Rt. 9 & 340. Nance will get in touch with secretary at the church and reserve the dates.

Nance announced Pete signed a certificate of appreciation so the Bedington Ruritan will receive points from their national affiliation. Nance will present the certificate on Tuesday. Nance moved EPOHOA donate \$100 on Tuesday to the Ruritan in appreciation of use of their hall. Phyllis seconded the motion. Discussion resulted in an additional \$50 for donation; Nance agreed to change in donation to \$150 and Phyllis seconded the motion. Motion passed

without objection.

Placeholder Items:

Elliot is working on application for 501(c)(3) status

Suzanne reported the Jefferson County Commissioners established a Steering Committee to develop a 2014 Comprehensive Plan. There are still some questions to be resolved regarding the organization of the committee. She provided handouts regarding the Steering Committee.

In The News

Dean Randolph from Whiting's Neck Farm Estates representing 41 homes said their covenants are due to expire in five years. They are planning to write new covenants that might become a template for covenants. He would like to review other covenants and want to be sure they are in compliance with WV state law. Pete recommended the Cress Creek covenants in Shepherdstown are very complete. Dean will follow up with Jennifer for other documents from which they might benefit

Jennifer reported on Dec. 10, Chapel View HOA will be turned over to homeowners.

Phyllis moved to adjourn. Nance seconded the motion. Motion passed. Meeting adjourned at 10:35 am.

Phyllis Smock
EPOHOA Secretary

NEXT SCHEDULED MEETING
January 16, 2013 (Wednesday) 7:00 pm
Independent Fire Company
200 West 2nd Avenue
Ranson WV
Jefferson County
epohoa.org/info@epohoa.org