



**Board of Directors Business Meeting Minutes  
Tuesday, October 30, 2018  
106 Marietta Lane  
Falling Waters, WV 25419**

**Board Members Present:** Bob Ayrer, President; Nance Briscoe, Vice President; Phyllis Smock, Secretary; Gary Stewart, member-at-large (via telephone)

Bob called the meeting at 7:00 pm

**Approval of Minutes:**

Minutes of September 28, 2018 accepted with the following correction proposed by Gary Stewart. “Having failed to actually vote on matters of changing the name of the organization, create a new logo, and file with the Secretary of State, Gary Stewart proposed to ratify the consensus decision made on September 28, 2018 to change the name of the organization to West Virginia Organization of Homeowners Association (WVOHOA), to file with the Secretary of State, to create a new logo, and to change the Bylaws of EPOHOA adopted and filed with the Secretary of State on March 21, 2015, which shall reflect the name change on all pages.”

Nance seconded the motion. Amendment to the minutes passed without objection.

**Treasurer’s Report:**

No report

**Membership Report:**

Nance reported:

- New Individual member Tina Mays, Tuscarora Springs. Individual member.
- Ice Mountain, 30 homes, (major issues include legalities regarding Bed & Breakfast in Association and responsibility of Association for maintaining a bridge to access community).
- Two individual members from Patrick Henry Estates
- Martinsburg Station is trying to join as an association, but they are still under Declarant control.

Nance also reported on a meeting she had with Tiffany Lawrence who works for Orion Strategies for Marketing. The Board will invite Tiffany to a Board meeting early in 2019 for a presentation.

**Old Business:**

- Discussion of topic for meeting on November 7, 2018: Topic is “Reserves, Special Assessments, Raising Assessments, Budgets: Nance will prepare a

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handout stating the West Virginia Code, Chapter 36B1-114 Adjustment of dollar amounts using the reference base of the Consumer Price Index. A handout will also be made of an example of a Homeowner Declaration which gives the Basis and Maximum of Annual Assessments. Keith will present a simple formula for making the adjustment and Phyllis will be the student calculating the adjustment on a white board. Bob stated he would emphasize the importance of being able to explain the adjustment to the association membership so they will accept the increase in assessments.

Ronald Aramdass (ARUL Productions) will video the meeting as a test for future streaming. Ronald will do post production and show the Board what he can do.

Nance noted that renewal letters will go out in November and Keith will prepare invoices in December.

Gary moved to adjourn. Phyllis seconded. Meeting adjourned at 9:00 p.m.

Minutes submitted by  
Phyllis Smock, EPOHOA Secretary

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