



Discussion Notes
Wednesday, January 16, 2019
Hospice of the Panhandle
Conference Center
230 Hospice Lane
Kearneysville, WV 25430

Officers: Bob Ayrer, President, Spring Mills; Nance Briscoe, Vice-President, Cloverdale; Phyllis Smock, Secretary, Stonebridge; Gary Stewart, Member-at-Large, Sleepy Creek Orchard, absent Keith Veler, Treasurer, Individual Member (Norborne-Glebe)

Other Attendees: Ed Alderton, Ranch View Estates; Scott Baird, Opequon Meadows; Michael & Susan Carroll, Rattlesnake Run; Marie Castle, Middle Creek Manor; Denise Ciotti, Westridge Hills; Kathy Cummings, Shepherd West; Joyce Cutlip, Fishhook Lane Cluster Assn.; Matt Downs, Whiting's Neck Farm; Jim Garrett, Avon Bend; Pamela Grimm, Middle Creek Manor; Ron Haymon, Spring Mill; Brett Hersh, Overnight Accountant; (Guest Speaker) Dei Itnyre, Opequon Meadows; Michael Kingsberry, Ryans Glen; Nathaniel McClain, Panhandle Dumpsters; Todd & Jackie Milliron, Breckenridge; Denice Powell, Ryans Glen; Frank Machin, Little Georgetown Estates; Dean Randolph, Whiting's Neck Farm; John Richards, Panhandle Dumpsters; Tammy Smallwood, Opequon Meadows; Michael Steele, Riverside; Jean Stewart, Sleepy Creek Orchard; George Vass, Honeywood

The meeting was called to order at 7:00 pm by Bop Ayrer.

- Agenda attached.

Education Session – “Understanding Federal Tax Forms” presented by Brett Hersh, EA, MBA, owner HBS TAX & Small Business Experts

Note: IRS Resolution 70-604 only applies to HOAs that file IRS Form 1120 per the required majority vote of the HOA every year.

Open Forum--Requests for future Education Sessions:

- Alternative Collection Options
- Police Patrol
- Private Property Authority (county/city agencies)
- On-Line Assessment payments
- Social Media

- HOA homeowner's voluntary participation
- Website suggestions, assistance
- Stormwater management
- Presenting budget increases
- Road maintenance (help, advice, work, inspection)
- Buying debt – large delinquent assessments – Use Net Equity Company

Meeting adjourned

Reminder: Information provided at WVOHOA education sessions, workshops and seminars is general information and not legal advice. Extensive efforts were undertaken to obtain comprehensive information, for your convenience and expressly understood as a source for reference only.

AGENDA

WEST VIRGINIA ORGANIZATION OF HOMEOWNERS ASSOCIATIONS, INC.
WEDNESDAY JANUARY 16, 2019 7PM
CONFERENCE CENTER
Hospice of the Panhandle
330 Hospice Lane
Kearneysville, WV 25430

1. Business (*agenda - subject to change*)

7:00 PM

- **Call to Order**
- **Treasurer's Report**
- **Membership Report**
 - Pat & Brian Nanartowich, – Individual (Homeowners: Imperial Orchard – Paw Paw)
 - 2019 Password available to WVOHOA Members in Good Standing
 - WVOHOA Calendar Cards, Business Cards & Seminar Folders Completed
- **Old & New Business: Overview**
 - WVOHOA Press Release
 - FY 2019 AUDIO/VIDEO CONTRACT: Ronald Aramdass, Arul Productions
 - West Virginia Secretary of State Name Change Amendment Received
 - 501(c)3 WVOHOA Status Name Change - continuing

Adjourn Business Section

2. Education Session:

~ 7:30 PM

Understanding Federal Tax Forms *incl. Q&A and handouts*
Presented by: Brett Hersh, EA, MBA, owner HBS TAX & Small Business Experts

3. Open Forum – Membership Discussion

~ 8:30 PM

- Member Issues – please limit your question/answer to three (3) minutes to allow others an opportunity to also share information to increase knowledge.
- Visiting HOAs/homeowner issues

4. Announcements

- **Next scheduled meeting: Feburay 20, 2019**
Education Session: Norwood Bentley, Attorney, Berkeley County: New State Law WV7-1-3ff and open discussion by Dirk Stansbury, Engineer, Berkeley County: HOA Flooding Review & Possible Mitigation

Adjourn - PLEASE DISPOSE OF ALL TRASH - LEAVE TABLES & CHAIRS AS FOUND

9 PM

Membership Renewal:

- January of each year

Password:

- Provided to **Members in Good Standing ONLY** for access to protected area(s) of theWVOHOA website. Contact membership@wvohoa.org

GRADUATED MEMBERSHIP FEE SCHEDULE

NUMBER OF HOMES IN YOUR HOA	ONE TIME APPLICATION FEE (non-refundable)	ANNUAL MEMBERSHIP DUES
2-25	\$30	\$30
26-50	\$55	\$55
51-100	\$105	\$105
100 +	\$130	\$130
ONE INDIVIDUAL	\$30	\$30
ONE BUSINESS	\$130	\$130

The three levels of membership are available:

- Qualified Homeowner or Civic Association Membership, voting membership
- Individual Membership, voting membership
- Business Membership, voting membership

RENEW YOUR ANNUAL MEMBERSHIP

mail checks to:
EPOHOA (WVOHOA)
P.O. Box 911
Charles Town, West Virginia 25414