



**Annual Meeting Minutes
Wednesday, June 24, 2020
Virtual Meeting via Zoom**

Board Members: Gary Stewart, Vice President and Acting President, Sleepy Creek Orchard; Nance Briscoe, Membership Chairman, Cloverdale; Phyllis Smock, Secretary, Stonebridge POA; Steve Rose, Member-at-Large, The Woods

Other Attendees: Maggie Baker, Deerfield Highlands; Scott Baird, Opequon Meadows; Marcy Bartlett, Shepherd Village; Diana Bello, Rabbits Rest; John Bsharah, Lewis Glasser Law Firm; Stephen Casimir, Spring Mills; Denise Ciotti, West Ridge Hills; Michael Desmond, Meadowbrook Farm; Heather Fields, Clagett Property Management; Ralph Freely, Eastland HOA; Jim Galow, Steamboat Run; Lora James, Potomac Terrace; Yolanda Lambert, Shepherd West HOA; Douglas Montgomery, High View Farms HOA; Jim Morvay, Timberline; Donn Marcus, Hammond's Mill; LLaura Pickford; Bonnie Pullen, CH Productions; Mark Saad, Lewis Glasser Law Firm; Terry Scholten, Greystone on the Opequon; Trudy Smallwood, Opequon Meadows; Cynthia VanMeter; Sheila Vertino, Steamboat Run.

The Annual Meeting was called to order at 7:02 pm by Gary Stewart.

Gary Stewart, Acting President due to the resignation of Bob Ayrrer, called the meeting to order. WVOHOA Annual Meeting is a Virtual Meeting via Zoom. Gary announced WVOHOA is following the Center for Disease Control and the State of West Virginia Guidelines for holding meetings due to the Coronavirus Pandemic (COVID-19). WVOHOA will continue to hold virtual meetings on Zoom until our venue, Hospice of the Eastern Panhandle, allows us to return and have gatherings of more than 25 people.

The only official business to be conducted is the annual election of candidates to serve on the Board of Directors. Gary asked Phyllis Smock, Secretary of WVOHOA to conduct the election:

Phyllis Smock announced: In accordance with WVOHOA By-Laws, the Board of Directors consists of no less than three (3) and no greater than seven (7) members. A quorum of 10% plus one is required for the Annual Meeting. A quorum is present.

There are 3 openings on the Board of Directors for a 3-year term. The candidates are:

Terry Scholten: Terry has been a homeowner in Greystone on the Opequon HOA in Berkeley County for five (5) years and serves on her Board of Directors as Secretary. Greystone on the Opequon has been an active HOA Member of WVOHOA since 2015. Terry believes the organization has helped guide changes that better protect member rights and helps bring her own HOA more in compliance with West Virginia law.

Maggie Baker: Maggie has been a homeowner in Deerfield Highlands HOA in Hampshire County for more than 25 years and has served as president on the board. Maggie is a WVOHOA Individual Members since 2019. Maggie believes the organization has increased HOA education across the state with educational videos, printable documents and learning the ropes by understanding the overall responsibilities of an HOA nonprofit corporation.

Gary Stewart: Gary is a member of Sleepy Creek Orchard Property Owners Association in Morgan County, which has been a member of WVOHOA since 2015. Gary was appointed to fill an unexpired term on the Board of Directors of WVOHOA and is the current Vice President. He has served his own HOA as President for two years and as secretary for two years. Gary is an advocate for little, old, HOA's" and helping them to learn about the laws and procedures that govern the administration of HOAs.

Phyllis Smock called for a motion to approve the candidates. Jim Morvay said, "So Moved." Nance Briscoe seconded the motion. Phyllis asked for those in favor to raise their hand. The candidates were elected unanimously by the members.

The WVOHOA Board of Directors now consists of:

Nance Briscoe	term expires in June 2021
Keith Veler	term expires in June 2021
Steve Rose	term expires in June 2022
Terry Scholten	term expires in June 2023
Maggie Baker	term expires in June 2023
Gary Stewart	term expires in June 2023

Gary concluded the business portion of WVOHOA Annual Meeting at 7:08 pm

Education Session – "Guidelines & Authority for HOAs Delinquent Assessments" including Q & A and handouts. Guest Speakers: Mark Saad and John Bsharah—Lewis Glasser, PLLC, Charleston WV. Participants joined a Zoom meeting followed with an online Evaluation Form.

Gary Stewart announced the next WVOHOA Zoom Education session will be:

Wednesday, July 15, 2020 at 7 PM "HOA Credit Reporting & Super Liens" including Q&A and handouts. Guest Speaker: Grant N. Jackson, Executive Vice President, Sperlunga Data & Analytics.

Minutes of Annual Meeting submitted
By Phyllis Smock, Secretary, WVOHOA