



**Board of Directors Business Meeting Minutes**

**Monday, August 30, 2021 at 2:00 pm**

**Via Zoom**

**Board Members Present:** Nance Briscoe, President; Gary Stewart, Vice President; Terry Scholten, Secretary; Ruth Zebell, Treasurer; Steve Rose, Member-at-Large; Jim Campbell, Member-at-Large

1 general member was present

Nance Briscoe called the meeting to order at 2:02 pm

**Approval of Minutes:**

Nance Briscoe requested a change to the draft minutes. Steve Rose motioned that the corrected minutes of the 24 Jun 2021 Board meeting be approved. All approved

**Treasurer’s Report:**

Jun 11, 2021 through Aug 10, 2021

Previous Balance .....\$20,562.42

Deposit Details

7/2/21 2021 Membership \$370.00

Nae Pearson \$110

Philip Viens \$200

Kathryn Night \$30

Margaret Filios \$30

Total Deposits ..... \$370.00

Adjustment .....\$31.78

(Cancel Check # 1027 - Nance Briscoe reimbursement from 2020)

AUGUST 30, 2021 MINUTES

WEST VIRGINIA ORGANIZATION OF HOMEOWNERS ASSOCIATIONS, INC.  
P.O. BOX 911 - CHARLES TOWN - WEST VIRGINIA 25414-0911

Expense Details

6/1/21	WV Sect'y of State	\$25.00	
6/9/21	Kyle Pullen	\$867.27	
	(3 invoices ck# 1045, 1046, 1047)		
6/23/21	CAI	\$135.00	
6/23/21	Keith Veler	\$128.27	
6/23/21	USPS	\$188.00	
7/6/21	USPS	\$10.00	
Total Expenses .....			\$1353.54

Checking Account Balance as of Aug 10, 2021 .....\$19,578.88

NOTE: One outstanding check from 2020 in the amount of \$31.78  
(Reimbursement to Nance Briscoe, not cashed)

Submitted by Ruth Zebell, Treasurer

**Membership Report:**

- MEMBERSHIP: WVOHOA welcomes our newest members:
  - Individual - Tom Miller of River Ridge HOA with 125 Homes and 187 Lots – Morgan County. Tom is working with his HOA to increase their membership from individual to HOA.
  - Farms of the River Region POA with 27 Homes and 34 Lots (each about 20-28 acre plats) – Hampshire County
- MEMBERSHIPS IN-PROCESS:
  - Cacapon Highlands – Morgan County
  - Westbrook Heights – Morgan County
  - Little Georgetown Estates – Berkeley County

**Old Business:**

- Education Programs for 2021– Terry Scholten motioned to add a special educational session on September 8<sup>th</sup> at 7:00 to have a question and answer session with Delegate Doyle. All Approved.

Upcoming September 8, 2021

A live question and answer session regarding the WV legislature’s procedure for reviewing and addressing the recommendations contained in the Uniform Common Interest Ownership Act amendments

Speaker: Delegate John Doyle, representing Jefferson County to the WV Legislature

Upcoming September 15, 2021

“Ambiguous HOA Restrictions – Words do Matter!”

Speaker: Nance Briscoe, WVOHOA President

Upcoming October 21, 2021

Topic TBD

Speaker TBD

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Upcoming November 17, 2021  
AirBnB and Municipal Home Rule  
Lewis|Glasser

- Possible policy/bylaw regarding nominations and elections by virtual ballots and voting – Terry Scholten motioned to accept the proposed bylaw and put it forward for voting by the membership; motion passed.

#### 9.7 – Electronic Communications

The Organization may communicate with members and conduct meetings, including voting, using electronic communications as provided for under WV Code 31E-7-708 and 39A as amended.

- Status of resolving the D&O insurance confusion – Steve Rose provided the Board with an update on his efforts to track down specific details from the Agent.

#### **New Business:**

- Education Programs for 2022 – the need was discussed
- Policy Renewal - discussed reviewing and updating the WVOHOA policies found on the website
- Uniform Law Commission – discussed under educational sessions
- Newspaper article – discussed the desire for a new article in the newspaper

Motion to adjourn by Terry Scholten, all approved.

The meeting was adjourned at 3:31 PM.

Terry Scholten  
Secretary, WVOHOA