



Minutes
Annual Meeting
January 20, 2010

Attendees

Board Members: Pete Appignani, Gap View Village, Interim President and Secretary
Elliot Simon, Blue Ridge Acres, Interim Treasurer

Members: Neal O. Nilsen, River View Park
Nance Briscoe, Cloverdale Heights
Rick Pescitani, Breckenridge
Laura Taylor, Meadowbrook Farm

Guests: Suzanne Malesic, Patrick Henry Estates

The meeting was called to order at 7:15pm by Pete Appignani.

1. Election of Officers

President: Pete Appignani was elected President. (Nomination: Laura Taylor; Second: Elliot Simon; Vote: Unanimous)

Vice President: Neal Nilson was elected as Vice President. (Nomination: Elliot Simon; Second: Rick Pescitani; Vote: Unanimous)

Secretary: Laura Taylor was elected Secretary. (Nomination: Elliot Simon; Second: Rick Pescitani; Vote: Unanimous)

Treasurer: Elliot Simon was elected Treasurer. (Nomination: Laura Taylor; Second: Pete Appignani; Vote: Unanimous).

Membership Director: Nance Briscoe was elected Membership Director. (Nomination: Pete Appignani; Second: Elliot Simon; Vote: Unanimous)

2. Approval of Minutes: The November meeting minutes were approved as presented. (Motion: Elliot Simon; Second: Neal Nilson; Vote: Unanimous)

3. Treasurer's Report: Elliot Simon reported that there has been no financial or membership activity since the last meeting.

- The JCOHOA will need to renew its registration with the State. The fee is \$25.00.
- The JCOHOA voted to sign an Engagement Letter with attorneys Hamstead and Associates. Mr. Hamstead is not requesting a retainer. (Motion: Elliot Simon; Second: Laura Taylor; Vote: Unanimous)

4. Berkeley County HOA Visitors: Rescheduled

5. Voter Web Site and Forums: Members were in favor of helping to sponsor a candidate forum similar to the one Gap View Village and the City of Ranson did in 2009.

6. Update and Re-prioritize list: Not discussed.

7. **Membership:** Nance Briscoe will design a logo gratis and will get a quote for printing. The initial campaign will involve sending postcards. Laura Taylor offered to make calls, as needed.
8. **JCOHOA Domain Name:** The members agreed that the best domain name will be a “.org”. Neal Nilson will investigate web hosting sites and securing all related domain names “.net” and “.com”.
9. **PATH Update:** Not discussed.
10. **Hall Town WWTP/PSD update:** Rick Pescitani reported that there was no new information and funding issues continue.
11. **Foreclosure Update:** Pete Appignani reported that the situation in the County has not improved.
12. **State and Local Issues:** Not discussed
13. **Locust Hill and Tusawilla HOA issues:** Postponed.
14. **Table Games Discussion:** No discussion.
15. **Open Discussion:**
 - a. The group discussed how each community is dealing with homeowners who owe significant back dues. Almost all HOA’s file liens, some also garnish wages to recoup the funds, while others are considering foreclosure as a last resort.
 - b. Blue Ridge Acres is donating \$100 to Crystal Lake to help offset the legal costs they incurred fighting to have HOA property exempted from property taxes. The donation will be sent by JCOHOA.
 - c. The group discussed the dues each HOA charges homeowners.
 - Breckenridge (284 homes) - \$97/home quarterly
 - Blue Ridge Acres (325 homes) – \$36 for Class I lot, \$62.40 for Class II lot, and \$140 for Class III lot/annually
 - Gap View Village (178 homes) - \$495/home annually with 60% going to the reserve fund
 - River View Park (92 homes) - \$45/lot annually
 - Meadowbrook Farm (95 homes)- \$300/home annually
 - Cloverdale (136 homes) - \$315/lot annually
 - d. The Jefferson County Office of Homeland Security is offering Community Emergency Response Training (CERT). For more information, contact Barbara Miller, Director, Office of Homeland Security and Emergency Management, at 304-728-3290.
 - e. The Public Service District will hold a public hearing on the 8% increase granted to Jefferson Utilities. The hearing will be on January 26, 2010.
 - f. Suzanne Malesic gave the group information about Patrick Henry Estates. Patrick Henry is on the verge of annexation by Charles Town or Ranson. Ms. Malesic has collected extensive demographic data about the homeowners in the community to help guide the Patrick Henry HOA in decision making.
 - g. Cloverdale is struggling with Allegheny Power over the maintenance of street lights. The community has reached a new agreement with the utility but is still waiting to have existing issues resolved.
 - h. The group discussed the best ways to grow HOA funds. Many organizations rely on CDs as their primary investment vehicle, but other methods may provide a bigger return.
 - i. Breckenridge is looking for another representative to replace Rick Pescitani.

The meeting was adjourned at 9:13pm. (Motion: Nance Briscoe; Second: Elliot Simon; Vote: Unanimous)

ACTION ITEMS

Item	Person Responsible	Due Date	Date Completed	Status
Share list of HOA contacts	Pete Appignani			
Develop Marketing Materials	Nance Briscoe			
Register Domain Name	Neal Nilson			
Send Crystal Lake Letter	Laura Taylor			
Send Contact List to Board	Laura Taylor			
Deliver Hampstead & Associates Engagement Letter	Elliot Simon			
Register JCOHOA with State	Elliot Simon			