



## Minutes June 18, 2011

### **Attendees**

**Board Members:** Pete Appignani, Gap View Village, President  
Elliot Simon, Blue Ridge Acres, Treasurer  
Nance Briscoe, Cloverdale, Membership Chair

**Members:** Suzanne Malesic from Patrick Henry Estates, Jennifer Syron from Chapel View, Laura Taylor from Meadowbrook Farms

**Additional Attendees:** Shannon Thrasher from County Green, Bryan Trauger from County Green, Fred Riggleman from Tabler Station Manor, Ed Sauers from Spruce Hill North, Phyllis Smock from Stonebridge HOA, Jenny Beidler from Forest Haven POA, Susan Beidler from Forest Haven POA, Michael Boyle from Locust Hill Unit Owner Association, John D. Wilgeroth from Round Top Estates, Stanley Belchik from Ledge-Lowe HOA, Joe Spurgas from Ledgelowe Estates, Eula Odom from Sheridan Estates, Tara Hannum from WVU Institute for Public Affairs, James Bright from Grant Acres Estate, Lyn Widmyer

**The meeting was called to order at 9:01 am at John's Restaurant by Pete Appignani.**

**Guest Speaker: Ed Thomas, CMCA, AMS, PCAM, Past President of Community Associations Institute (CAI)**

Mr. Thomas gave an overview of CAI and the benefits of membership. Discussion items included:

- Currently, CAI, headquartered in Arlington, VA, has more than 30,000 members in 60 chapters throughout the United States.
- The mission of CAI is to help members learn, achieve and succeed and CAI provides information, education, tools and resources to help members succeed. In addition, CAI offers professional training and development opportunities. CAI also advocates for sound public policies, advances best practices, and improves the industry's image.
- Member benefits CAI offers include: publications – both national and chapter-related – website with reference material, legislative action, professional designations, and conferences and other training opportunities.
- More information about CAI can be obtained by visiting [www.caionline.org](http://www.caionline.org) or calling 888-224-4321.
- To start a CAI chapter in WV, 50 members are needed. These members should be a combination of Community Association Volunteers (HOA Board members), Business Partners (businesses that provide goods or services to HOAs), and Property Management Companies.

### **I. Approval of April and May meeting minutes**

Suzanne Malesic made a motion to approve the April meeting minutes; the motion was seconded by Laura Taylor and carried unanimously. Elliot Simon made a motion to approve the May meeting minutes, as amended to include changes suggested by Nance Briscoe; Nance Briscoe seconded the motion and it carried unanimously.

### **II. Executive Reports**

#### **A. Treasurer's Report**

Elliot Simon reported a bank balance of \$1,698.34 after disbursing \$50 to join the Jefferson County Chamber of Commerce.

#### **B. Membership Committee**

Two new HOAs are interested in joining JCOHOA – Stonebridge and Spruce Hill. Stonebridge will be the first HOA located entirely in Berkeley County to join. At the meeting, Property Management People (PMP) joined JCOHOA as a business member.

### III. Old Business

#### A. Common Area Tax

Elliot Simon reported that Blue Ridge Acres Civic Association and River View Park had a hearing on May 27<sup>th</sup>. The first issue to be resolved is whether they are appealing the tax or challenging the statute. The organizations filed for a summary judgment, but it was denied. Seven HOA's have joined the fight; BRACA and RVP are scheduled to go back to court in July.

#### B. Issue Updates – Not discussed

#### C. Chamber of Commerce Membership – Not discussed

#### D. Micro-Regionalization Presentation

The plan for this initiative has changed: initially, it focused on the cities of Jefferson County and now it is going to focus on the rural areas. Suzanne has connected with the Global Rural Initiative and will be attending meetings in July to develop the plan for the Micro-Regionalization Presentation in Jefferson County.

#### E. Flowing Springs WWTP

All parties have submitted their final briefs and are awaiting a decision from the Public Service Commission.

### IV. New Business

#### A. Jefferson County Planning Commission Hearing on Proposed Text Amendment

The way the proposed amendment is written, the new ordinance would trump HOA covenants and allow most home occupation and cottage industry businesses within subdivisions, even if prohibited by the HOA's covenants. Elliot Simon made a motion to allow Jennifer Syron to craft a position paper for the Planning Commission that outlines the JCOHOA's concerns with the proposed amendment to the Home Occupations and Cottage Industries ordinance; the motion was seconded by Laura Taylor and approved unanimously. Once the position paper is presented to the Planning Commission, copies will be provided to the County Commissioners as well.

#### B. New Name for JCOHOA

After considerable discussion, Elliot Simon made a motion to change the name, bylaws, and Articles of Incorporation to the Eastern Panhandle Organization of Homeowners Associations. The motion was seconded by Laura Taylor and approved unanimously.

#### C. Changes to Articles of Incorporation – Addressed as part of discussion under IV. B.

### V. Projects

#### A. Planning Commission Coordination – Not discussed

#### B. 2011 Independence Day Celebration – JCOHOA is a sponsor for the fireworks that will be conducted July 2<sup>nd</sup> at Sam Michaels Park.

#### C. Jefferson County GIS Project – Not discussed

#### D. Jefferson County Emergency Services Coordination Plan – Not discussed

#### E. Chesapeake Bay WIP – Not discussed

#### F. JCOHOA website – The website will need to be updated to reflect the organization's new name.

#### G. Chapel View Study – Tara Hannum from the West Virginia University Institute for Public Affairs gave an overview of her progress on the Chapel View Study. From her review, Tara believes the HOA covenants represent an agreement between the developer and the County Commission and through her process analysis believes the document seems flawed as it does not address many important issues, such as developer default. It was recommended that Tara send a letter of introduction to the County Commission and Planning Commission.

#### H. Subdivision Approval/Covenants – Jennifer Syron is still monitoring the subdivision approval process.

#### I. FEMA Letters – Not discussed

A motion to adjourn was made by Pete Appignani at 11:37am and seconded by Elliot Simon.