

DISCUSSION NOTES – NO QUORUM – NO MOTIONS – NO VOTES
Eastern Panhandle Organization of Homeowners Associations

General Membership Meeting

St Leo's Catholic Church, Inwood, WVA

Saturday, June 21, 2014

Called to order 9:16 AM

Neal Nilsen, V Pres & Acting Pres

Present:

Neal Nilsen, Nance Briscoe – Membership Chair

Absent:

Phyllis Smock, Secretary

Elliot Simon, Treasurer

RosaLee Riggins, Education Chair

Jennifer Syron, Legislation Liaison Chair

Richard Sussmann, Sponsorship Chair

Attending: about 12 -13 total

Trudy Slater, Gerrard Acres; C. J. Kammeier, Webber Springs HOA; Mary & Mark McLean, The Townes of Inwood; Bob Ayrer, Spring Mills; Barbara May; Barbara Corey, Lake Forest Estates HOA; Neal Nilsen, River View Par Assoc; Suzanne Malesic, Patrick Henry Estates HOA; Nance Briscoe, Cloverdale Heights HOA; James Bruning; Tina Stottlemeyer.

Mr. Nilsen announced that there was not a quorum of officers; hence no votes or actions would be processed.

He opened the floor for general discussion. Topics discussed included...

- collection procedures (notices, liens, magistrate & circuit court processes)
 - Cy Kammeier spoke on his HOA's collection experiences
 - He presented a flow chart of collection action;. Neal stated that it would be legally reviewed before possible posting on EPOHOA's website
- resident rights re: inspecting documents & getting copies from management companies
- resell certificates
- HOA website costs & purposes
- declaration & by-law rewrites
- handling blatant declaration violations
- PSC mandated vs WVA not mandated utilities use/hook up

All attending stated that the information was very useful and they enjoyed the meeting.

During the discussions, Nance Briscoe asked if the Education Committee could consider planning a workshop on defunct HOAs, lost incorporation status and related issues.

Neal asked that the Education Committee also consider holding a workshop/seminar on resident right of access to HOA documents and financial reports & a HOA's right of access to the same documents when they are controlled by a management company.

Suzanne Malesic reported that the Education Committee had discussed both topics and that both topics will be considered.

At 10:50 Am, Neal called the business portion of the meeting to order, following the agenda that was distributed on Friday afternoon.

- Several reports were not presented due to officer & director absences.

Agenda items discussed:

- Insurance policy for EPOHOA:
 - > Suzanne Malesic reported that she is still canvassing for a carrier.
- WV PCS connection information:
 - > Neal Nilsen described the differences between WV state vs. WV County regulations/requirements
- Three related topics concerning the Education Committee were on the agenda:
 - Charging fee[s] for workshops and training sessions
 - Should EPOHOA charge non-members or workshops and training sessions
 - Discuss most effective way to coordinate meeting presentations vs. education sessions
 - > Suzanne Malesic reported that the topics were under review by the Education Committee and the Committee would report back to the Board.
- How meeting minutes were posted on the website was discussed, as draft or after approved
- Would links to HOA, Individuals, Constituents, homeowners definitions be helpful?

Neal led a discussion about needing clarifying definitions; several members stated that the “Constituents” number was misleading and inaccurate since the only members of EPOHOA are the HOAs, business & individual members – not the residents in member HOAs. Several members voiced their concern that the constituents/number was misleading and their residents didn’t even know EPOHOA existed. Nance voiced her objection to the number or classification being removed. Neal ended the discussion by stating that the Board would address the issue.

Meeting was adjourned at 11:02 AM.