



**Board Meeting Minutes
October 21, 2015
Orchard House
4599 Shepherdstown Road
Martinsburg WV 25404**

Board Members: Nance Briscoe, Vice President, Cloverdale
RosaLee Riggins, Treasurer, Individual Member, Ashton Forest
Phyllis Smock, Secretary, Stonebridge
Richard Sussmann, Member-at-Large, PMP

Other Attendees: Bob Ayrer, Spring Mills; James Bell, Duchess Estates; Michael Carroll, Rattlesnake Run; Nancy Chapman, Stonebridge Fairways; Robert Finch, Greystone on the Opequon; Bruce Holtje, Whitetail Ridge; Kathy Holtje, White Tail Ridge; Roger Kryger, Steeple Chase; Terry Linn, Cacapon Highlands; Becky McCarthy, Stonebridge; Terry McSweeney, Apple Knolls Estates; Nina Perkins, Inwood Meadows; Margaret Pond, Sleepy Creek Orchard; Gary Stewart, Sleepy Creek Orchard; Jean Stewart, Sleepy Creek Orchard; Jan Schiltz, Potomac Terrace; Ted Schiltz, Potomac Terrace; Jennifer Tillett, Potomac Valley Vista

Note: This document is provided solely for informational purposes, and no one should rely on it as legal advice. You are strongly encouraged to consult a qualified attorney for advice on any particular situation.

Business Meeting

Nance Briscoe called the meeting to order at 7:00 pm

Approval Minutes: RosaLee moved to approve the minutes as presented. Phyllis seconded the motion. Motion passed without objection.

Treasurer's Report: RosaLee Riggins reported the Treasurer's Report from September 20, 2015 through October 21, 2015:

Previous Balance:	\$7,038.11
Deposits:	\$250.00
Expenses:	
DRI Printing Services	\$197.49
Checking Account Balance as of Oct. 21, 2015:	\$7,090.62

Membership Report:

Nance reported new members include Rattlesnake Run Subdivision Homeowners Association in Jefferson County (9 homes 11 lots); Janet Tillett, individual member from Potomac Valley Vista in Morgan County (15 homes and 41 lots); Sleepy Creek Forest in Morgan County (20 homes and 63 lots); and Sleepy Creek Orchard (39 lots and 25 homes). In Berkeley County new members include Greystone on the Opequon (70 homes and 92 lots), and Deerwood (82 homes on 82 lots). Terry Linn joined as an individual member from Cacapon

Highlands in Morgan County.

Nance reported several new members are in the process of joining. Potential new members include: Inwood Meadows; The Meadows at Sleepy Creek in Berkeley County, Mason Farms in Berkeley County, and Blackbear Resort in Tucker County.

Old Business:

The Education Committee is still seeking suggestions from members for education topics. A form was provided for anyone to complete or members can make suggestion on the website.

New Business:

EPOHOA is focusing on two key issues: Education and Legislation.

The Uniform Common Interest Ownership Act, Chapter 36B, adopted in West Virginia needs to be amended and we are working with state legislators to modify it, especially with regard to the Limited Expense Liability Planned Community UCIOA Chapter 36B-1-203.

Richard stated the amendment is to adopt the Uniform Law Commission's 2008 recommended updated changes. Additional information is available on the EPOHOA website.

With regard to improving the Education focus, RosaLee Riggins encouraged members to ask questions online or make suggestions for future education sessions.

RosaLee Riggins moved to adjourn business meeting. Phyllis seconded. Motion passed without objection. Meeting adjourned at 7:25 pm.

Minutes submitted by
Phyllis Smock, Secretary, EPOHOA

Open Forum

*Discussion of Jefferson County Board of Zoning Appeals which does not recognize HOA Declaration of Covenants, Condition and Restrictions when making decisions on zoning. The State and local county governments have no legal authority to enforce the Covenants. The county can only enforce county regulations and ordinances. Jefferson County requires builders to provide restrictions that run with the land which include governing documents. The new zoning and land development ordinance in Jefferson County will allow a homeowner in a "residence only HOA with 2 acres or more" to apply for a permit to operate a cottage industry, such as a bed and breakfast. This change is seriously being considered by Berkeley, Morgan, and Hampshire Counties.

Mini-Education Session - Governing Documents:

"Adopting Resolutions vs. Amending the Governing Documents"
Presented by Richard Sussmann, CMCA, AMS

**Next Scheduled EPOHOA Meeting
November 18 at 7:00 pm
The Orchard House
4599 Shepherdstown Road
Martinsburg WV 25404**