



**Discussion Notes**  
**Wednesday, April 19, 2017**  
**Faith Christian Academy**  
**138 Greenburg Road**  
**Martinsburg WV 25404**

**Officers:** Bob Ayrer, President, Spring Mills; Nance Briscoe, Vice President, Cloverdale; Phyllis Smock, Secretary, Stonebridge; Keith Veler, Treasurer; Norborne Glebe; Connie Suddueth, Director, Spruce Hill Estates

**Other Attendees:** Eric Bell, Stonebridge; Chuck Blosser, Greystone on the Opequon; Denise Ciotti, Westridge Hills; Melvin Cotton, Spring Valley; Chris Garber, Southside; Paul Gavin, Federal Hills; Ted Gladden, Fort Hill Farms 2; Martha Glover; Duchess Estates; Cathy Jackson, Westridge Hills; Larry Lam, Spring Mill Farm; Rob McDonald, Greystone on the Opequon; Todd Milliron, Breckinridge; Judith Pharr, Willowdale II; Peggy Pond, Sleepy Creek Orchard; Dean Randolph, Whiting's Neck Farm Estates; Gary Stewart, Sleepy Creek Orchard; Jean Stewart, Sleepy Creek Orchard, Xavier Walter, Efficient Energy West Virginia

The meeting was called to order at 7:00 pm by Bob Ayrer.

**Announcements:**

- Pete Appignani, founding member of EPOHOA, passed away on April 10, 2017. A tribute in Pete's memory is posted on the EPOHOA website. A Celebration of Life is planned for May 12, 2017. Information regarding time and place will be posted on the website.
- The goal of EPOHOA is to provide information through workshops and seminars on the issues and best practices of community management that equip our members to meet the demands of directing a common ownership community in West Virginia.
- Whether you are a member of a Board of Directors, or an interested resident, good community management will help protect your home value and your quality of life, as well as protecting your shared liability.
- EPOHOA is a self-help organization. There are over 7800 homes in our Organization. The State of West Virginia Legislature pays attention to this group and there is strength in numbers. We have HOA's from 10 WV counties currently represented in our Organization.
- Bob announced EPOHOA needs additional volunteers to help grow our Organization.

- Nance announced an Application to the Jefferson Council Commission for Annexation of Properties in the Charles Town Urban Growth Boundary was submitted in March. The application is to increase revenue for the city by adding as much as 2,600 acres of property. The Jefferson County Commission has denied the application for annexation. Nance added that Berkeley County is modeling their 2025 Comprehensive Plan after the Jefferson County Comprehensive Plan and HOAs should be aware of this attempt to annex property. Berkeley County's draft plan is online.

**Membership Report:**

Nance reported the following new members:

Apple Valley Waste, business member;  
Fort Hill Farm II, Berkeley county;  
Charles Mordeccai, individual member from Hammond's Mill, Berkeley County;  
Nadenbousch Heights, Berkeley County;  
Spring Hill Homeowners Association, Berkeley County;  
Westridge Hills Owners Association, Jefferson County

**Reminder: Information provided at EPOHOA education sessions, workshops and seminars is general information and not legal advice. Extensive efforts were undertaken to obtain comprehensive information, for your convenience and expressly understood as a source for reference only.**

End of Discussion Notes.

**EDUCATION SESSION:**

"Board Member Boundaries and Obligation" led by Bob Ayrer. Power point handouts were made available.

EPOHOA Education Sessions are included on the EPOHOA website under Education>Workshops and Seminars. Access is provided to EPOHOA members in good standing only.

Notes submitted by  
Phyllis Smock, EPHOA Secretary