



**Board Meeting Minutes
April 13, 2016
Orchard House
4599 Shepherdstown Road
Martinsburg WV 25404**

Board Members: Anne Kask, President, Crystal Lake
Nance Briscoe, Vice President, Cloverdale
RosaLee Riggins, Treasurer, Individual Member
Richard Sussmann, Member-at-Large, PMP

Other Attendees: Bob Ayrer, Spring Mills; Bobby Youngblood, Chesley Estates; Terry Linn, Individual-Cacapon Highlands; Peggy Pond, Sleepy Creek Orchard; Gary Stewart, Sleepy Creek Orchard; Jean Stewart, Sleepy Creek Orchard; Ron Pauley, Crestfield; Oliva Staubs, Crestfield; Becky McCarthy, Stonebridge; Jim Ruddy, Mountain View; Frank & Tina Stottlemyer, Apple Knolls; James Corey, Lake Forest Estates; Paul Gavin, Federal Hill; Bev Fransen Oakleigh; Don Briggs, Oakleigh; Mary Jo Sims, Deerwood; Terry McSweeney, Apple Knolls; Mike Brooks, Chestnut Grove; Barbara Burger, Ledgelowd; Ted & Jan Schiltz, Potomac Terrace

Guests: Herb Peddicord, Chesapeake Bay Watershed Forester, WV Division of Forestry

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: Anne Kask called the meeting to order at 7:02 PM

Approval of Minutes: Richard Sussmann moved to accept the March 19, 2016 minutes as written and provided to the membership online. Nance Briscoe seconded the motion. Motion passed without objection.

Treasurer's Report:

RosaLee Riggins gave the Treasurer's report from March 20, 2016 through April 13, 2016

Previous Balance:	\$ 8,329.93
Deposits:	\$ 525.00
Expenses:	
ETax.com 2015 IRS Tax Filing	\$ 9.99
Richard Sussmann-March Refreshments	\$ 46.96
Total Expenses	\$ 56.95
Checking Account Balance as of Jan. 13, 2016	\$8,797.98

Nance Briscoe moved to accept the Treasurer's Report as presented. Richard Sussmann seconded. Motion passed without objection.

Membership Report: Nance Briscoe reported 3 New Members:
Black Bear Resort Homeowners Association in Tucker County,

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Estates at the Meadows at Stonecoal Lake HOA in Lewis County and Chesley Estates in Berkeley County.

Non Renewals: Nance read an email from Cressen Run regarding their reason for not renewing their membership, to demonstrate the need for HOA representatives to report back to their boards regarding what they learn at EPOHOA meetings and the importance for continued membership to new board members. Nance will follow up with all members that have not renewed.

Old Business:

2016 Legislative Report – 3 Bills, Senate Bill 54, Senate Bill 614 and House Bill 2801, passed the House and Senate relative to HOAs and become effective 90 days from passage (June 2016). Members are encouraged to contact a CPA regarding how Senate Bill 54 will work regarding sales & service tax exemptions.

Member Support: Phyllis Smock and Nance Briscoe attended the April 7, 2016 Webber Springs court decision – it has been pushed to later this year. Because Senate Bill 614 does not become effective until June 2016; this case will stand on its own. All HOAs are exempt after June 2016

New Business:

EPOHOA Sponsorship Program: RosaLee Riggins reported that there will be 2 sponsorships available effective immediately. \$150.00 yearly sponsorship gets the business logo and contact information on EPOHOAs website and a \$100.00 monthly meeting sponsorship where the business name is printed on the meeting agenda and projected on the wall during the meeting.

Nomination Committee: Anne Kask called for volunteers to be on the nomination committee for the upcoming June 18th election. Nance Briscoe made a motion to accept Terry McSweeney as the chairperson of the nomination committee, Richard Sussmann seconded the motion. Motion passed without objection. Nance Briscoe will assist the committee in finding candidates from the HOA membership for one 3 year term Director.

Guest Speaker: Herb Peddicord, WV Division of Forestry – Chesapeake Bay Watershed, spoke about the need increase tree canopies and the goal of planting acres of trees in the Chesapeake Bay Watershed area. He encourages HOAs to plant trees in their common areas and that grants are available through his and other agencies to help with the costs.

Adjourn Business Section: RosaLee made a motion to adjourn the business section. Richard seconded. Motion passed without objection.

Education Session: Nance Briscoe presented an Education Session: SOCIAL MEDIA & HOW IT IMPACTS HOAS – a great internet tool for any association, but only when used correctly. The power point presentation is on the EPOHOA website.

Open Forum:

Discussion of a house in violation of covenants running a business out of the home making a lot of noise and disturbing the peace. The owner of the property has no commercial license. She wanted to know what to expect an attorney if she hired one? This is a breach of contract issue. It was also recommended to report them to the WV Tax Department for operating without a license. Jefferson County Planning and Zoning will not enforce HOA covenants.

Nance Briscoe mentioned that there seems to be something going on in Berkeley County that they do not want the public to know about regarding storm water management. One of our homeowners has been calling the county and reported that one of the supervisors stated “you are lucky you have gotten your storm water management system approved”.

**Next Scheduled EPOHOA Meeting
May 18, 2016 – 7 PM
The Orchard House 4599 Shepherdstown Road
Martinsburg WV 25404**