

YRHOA BOARD MEETING

February 26, 2017

Timberline Resort Hotel Meeting Room

John Grizzard called the meeting to order at 3:35pm

ROLL CALL:

Board Members present: John Grizzard, President, Julia Aucremanne, Treasurer, Nancy Ford, Secretary, DJ Richards was absent

Homeowners present: Larry Ford, Lester Miller, Mrs. Miller, Barbara Foster, Bob Foster, Ann Brewster, and Jerry Brewster

John Grizzard reviewed the agenda (see attached)

APPROVAL OF OCTOBER BOARD MEETING MINUTES:

John Grizzard asked the Board Members for approval of the October Board Meeting minutes. Due to very disruptive and inappropriate behavior from lot owners, John asked this meeting be adjourned at approximately 3:40 pm and moved to another private location, seconded by Nancy Ford, and passed unanimously.

RECONVENED THE MEETING AT JOHN GRIZZARDS HOME:

John Grizzard called the meeting to order at 4:07 pm

APPROVAL OF OCTOBER BOARD MINUTES:

John Grizzard asked for approval of the October Board Meeting Minutes – approved unanimously

FINANCIAL REPORT:

Julia Aucremanne presented the financial report (see attached)

ARC REPORT: – DJ Richards was absent. – In a follow-up report DJ Richards reported that no ARC applications have been received since the October 2016 meeting. All other approved projects have been completed.

DRAINAGE REPORT:

Tom Youngblood reported that on Wednesday evening Sandy Green from the Canaan Valley Fire Department met with him to do a site inspection. He said it does appear the 24" pipe is slow running and he would be more than glad to try to flush the pipe out for us to see what is or isn't happening with it. Sandy Green said the steel rebar that has closed up the opening to get down to do the work needs to be removed. Sandy agreed they would do the work to try to help us out. The homeowner has the rebar on there to prevent anyone from falling in there. Tom Youngblood stated we are dealing with a volunteer organization that is willing to help us out. We can't say when they are coming, if it will be next week or several weeks. We are going to get it done as soon as possible. John Grizzard asked if Sandy Greene was willing to give a window of time as to when he might come out to clean out the pipe so we can give Lester Miller a window of time as to when he should remove the rebar. Tom stated with the run off, the stream is running pretty good. Tom said he would ask Sandy if that's an issue or if it was just the rebar needs taken out to proceed. It was agreed the firemen shouldn't have to remove the rebar. John Grizzard said we need to get the pipe flushed as soon as possible

The Board has agreed to have the pipes in the culvert repaired to its original configuration with corrugated pipes. Tom will take the lead on coordinating the drainage issue with the culvert by lot 42 including getting two estimates to have the culvert repaired to its original configuration.

FIRE HYDRANT EXTENSIONS:

John Grizzard reported we have the hardware to raise two fire hydrants. John Grizzard asked Tom Youngblood to report what he found out about them. Tom Youngblood reported when Sandy Green was here last Wednesday he asked him about the fire hydrants. One is in front of lot 48 and one is in front of lot 37. Julia Aucremanne reported there is another one on the main road that is in an owner's yard. It appears we are responsible to raise it as well, since it is on the owner's property. Therefore, we have to replace three. Tom reported that Sandy Green told him we cannot have a local contractor do it. Sandy has recommended C.I. Thornburg out of Huntington. John Grizzard requested we get a quote from Thornburg to do the installation for all three. We will purchase the third extension. We will put the remaining cost for all three in the budget for the next fiscal year and work on getting C.I. Thornburg scheduled to do the work. Julia Aucremanne will coordinate the fire hydrant estimates and schedules.

NOMINATING COMMITTEE:

Nancy Ford and DJ Richards are up for election this year. We will need at least two people running if not more. Janice Youngblood and John Grizzard will be the nominating committee this year. John Grizzard asked all in favor of this nominating committee and it passed unanimously.

John Grizzard recommended a late April or early May Board Meeting. We'll figure out our schedules as we get closer. We'll create a schedule for the ballots and all the mailings we will have to do. We will do the budget to see what comes out of the reserve account for assessments, and what we have to take out of the capital account, if anything, at that point.

Julia recommended that our next meeting be an Executive Session. John Grizzard asked all in favor and it passed unanimously. John Grizzard reported that due to the disruptive, unprofessional and harassing behavior of lot owners we will have to hold an Executive Session in order to accomplish our tasks.

John Grizzard adjourned the meeting at 4:21 pm and asked all in favor. The motion passed unanimously.

Nancy Ford, Secretary
March 2, 2017

Yoakum Run HOA

Income Statement

Revenue Oct 29, 2016 - Feb 26, 2017

Interest Income from Checking Account	3.98
Total Revenues	\$ 3.98

Expenses

Accountant	-
Attorney & Legal	-
Insurance	-
Maintenance and repairs:	-
Snow Removal	2,350.00
Road Repair	-
Tree Limb Cleanup & Disposal	-
John Grizzard - reimburse- Fire Hydrants ext.	1,208.40
Office supplies / Postage	-
Picnic Expenses - Annual Meeting	-
Post Office Box Rental	-
Safe Deposit Box Rental	-
Taxes:	-
Federal	-
State	-
Local - Tucker County Sheriff	-
Web hosting and domains	-
Other - Harland Check Order	-
Donation - Canaan Valley VFD	-
Business License - Sec. of Sate	-

Total Expenses	\$ 3,558.40
-----------------------	--------------------

Net Income	\$ (3,554.42)
-------------------	----------------------

YRHOA Balance Sheet: February 26, 2017

ASSETS:

Cash

Checking Account 867.22

ReserveAccount 20,694.35

CapitalReserveAccount 45,000.00

TOTAL

\$66,561.57

LIABILITIES:

Accrued Estimated Income Taxes Payable

100.00

TOTAL

\$100.00

HOMEOWNERS EQUITY:

\$66,461.57

Liabilities & Equity

\$66,561.57