

YOAKUM RUN HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 19, 2018

BOARD MEMBERS PRESENT: Nancy Ford, Secretary; Julia Aucremanne, Treasurer; Tom Youngblood; Member at Large

BOARD MEMBERS PRESENT BY PHONE: John Grizzard, President; Don Richards, Vice President

HOMEOWNERS PRESENT: Chris and Susan Smith, Larry Ford

John Grizzard Called the meeting to order AT 2:01 pm

John Grizzard apologized that he couldn't be here today, something came up and he had to go back to Virginia Sunday evening.

OPENING REMARKS:

John stated for the record, everybody is aware we had an ongoing lawsuit. The lawsuit settled November 7, 2017. The defendants in the case have submitted a claim for their expenses incurred during the defense of the lawsuit. There are a couple of paragraphs in the Bylaws that refer to the indemnification of expenses. John Grizzard stated the Board has hired legal counsel that is neutral and has no knowledge of the case. The attorney is experienced in Homeowners Association laws. The Attorney will review our Bylaws and the settlements to help us determine if any and what amount of payments are reasonable and may be due to the defendants. We hope to have that determination within the next 2-3 weeks. We will communicate the results of that determination and that we would have no further conversations on the topic until the determination was made. If any monies are owed, we will then send the checks. Susan Smith asked who the attorney was. John Grizzard stated he wasn't giving the name of the attorney.

John Grizzard read a paragraph in the Bylaws that states the following:

“The amount of any indemnification to which a Director or Officer may be entitled under the provisions of this paragraph shall be reduced by all sums and amounts paid or expended on his behalf by any such insurance coverage obtained.”

Susan Smith asked for the paragraph number. Julia stated it was Paragraph 7, page 11 of the BYLAWS Susan asked for the paragraph to be read. Nancy Ford read the paragraph.

Chris Smith announced the suit was settled on November 7, 2017 by Judge Nelson. Chris Smith stated the Judge issued a dismissal order to dismiss with prejudice and removed from court in Parsons.

Chris said the settlement has not been communicated to the HOA members yet. He is asking the Homeowners to be made aware of the settlements of the lawsuits.

Susan Smith asked if we had a copy of the settlements. Susan Smith asked if the insurance company sent us a copy. John Grizzard stated we were never notified by the attorney or insurance companies of the settlements, and that we had to request copies which we just received within the last three weeks.

There was discussions that the HOA members need to have access to information regarding the lawsuits and settlements. The suit and settlements are public documents at the courthouse that anyone can obtain.

Chris Smith reported that it is Civil Action 15-C-18 and is public record for anyone to read.

John Grizzard stated a copy of the settlements would be attached to the minutes.

ARC REPORT:

DJ Richards reported there were no new requests the last two quarters. He stated we need to revise our ARC application. We are going to be looking at that this year.

DRAINAGE REPORT:

Tom Youngblood reported we paid Huffman \$8,965.00, Fairfax \$850.69 for backfill material and Valley Steel \$2340.48. We still have to stabilize the inlets and outlets. We need to get estimates on resurfacing the road in that area. Tom spoke with Lester Miller and Lester agreed it would be good to let it set throughout the winter. With several freeze and thaw cycles it should be good in the spring. Chris Smith asked if the fiber optic cable could be put underground to the Rubensteins. Tom stated that was Mr. Shockley's operation. Tom said he would talk to Mr. Shockley about it. Tom said the pipes were flowing very well. As soon as the weather is stable the final work will be completed.

John said it was raining extraordinarily hard on Friday and he went to look at it, and the culvert handled the water just fine.

FIRE HYDRANT REPORT:

Julia Aucremanne reported Thornburg came in last fall with the extensions, shut down the water and started to do the work. Thornburg found they had ordered the wrong size extension and couldn't complete the work. They did not charge us anything for the trip. They were ordering the correct size and it would be here in the spring, weather permitting, to complete the work. They will have to shut off the water when they do the work. We will notify everyone the date in advance when the water will be shut off. We are repairs all five hydrants, and that will bring them into code.

SPRING CLEANUP:

Julia Aucremanne reported we will be using Dave's Tree Service again. Spring cleanup will be done the weekend before Memorial Holiday. We will also have a cleanup the weekend before Labor Day. If it is needed Dave's will do a cleanup the weekend before July 4th. If the third pick up is needed there will be no extra charge. The total cleanup price is \$1,200.00. Notices will be emailed to members.

FINANCIAL REPORT:

Julia Aucremanne gave the financial report. Copy of financial report is attached

NOMINATING COMMITTEE:

John Grizzard reported his and Julia's terms were up. John asked Tom Youngblood to take the lead on the Nominating Committee and Tom accepted.

Tom Youngblood stated that Ric Igal agreed and will be working with him on the nominations.

REVIEW ACTION ITEM

John Grizzard reviewed all the dates of events before our annual homeowners meeting, which will be held on July 21, 2018.

The Board will be meeting the weekend of April 14-15 to plan for timing of mailing for the draft budget, draft agenda, ballots and dues notices.

Time and place of the April meeting will be determined at a later date that is agreeable and convenient to the Board.

John Grizzard made a motion to adjourn the meeting, seconded by D.J. Richards, all were in favor.

Meeting Adjourned at 2:34 pm

Yoakum Run HOA		Income Statement
Revenue		July 1, 2017 - Feb. 19, 2018
Beginning Balance		5,294.32
Annual Assessments		9,240.30
Late Fees		15.07
Transfer from Reserve Account		4,000.00
Interest Income from Checking Account		2.06
Total Revenues	\$	18,551.75
Expenses		
Accountant		590.00
Attorney & Legal		-
Insurance		2,384.00
Maintenance and repairs:		
Snow Removal		2,350.00
Road Repair		-
Tree Limb Cleanup & Disposal		200.00
Culvert Repair		9,806.17
Office supplies / Postage		-
Annual Meeting Room Rental		25.00
Post Office Box Rental		70.00
Bank Service Fee		5.00
Taxes:		-
Federal		
State		
Local - Tucker County Sheriff		-
Web hosting and domains		-
Other - Harland Check Order		-
Tucker County EMS Fund		50.00
Donation - Canaan Valley VFD		-
Business License - Sec. of Sate		-
Total Expenses	\$	15,480.17
Net Income	\$	3,071.58