

Yoakum Run Homeowners' Association
Quarterly Meeting
2 November 2019

Lester Miller's Home

Lester Miller, President, called the meeting to order at 9:15 AM.

Executive Board (EB) members present: Lester Miller (LM) President, Robert Foster (RF) Vice President, Diane Kaufman (DK) At Large, (participated by phone), Robert Cherry (RC) Treasurer, Greenleaf Smith (GS) Secretary.

At the beginning of the meeting, GS reviewed the minutes of the 21 September 2019 Special Meeting - Transition Executive Session. The minutes were approved unanimously.

Financial Management:

1. BC presented the current Income and Expenses per the 2019-2020 Checkbook. (NB: Appended to these minutes, as agreed by the EB for transparency into the financial management of YRHOA.
2. BC provided the current status of YRHOA accounts at Grant County Bank, as follows:
 - Business NOW Checking: \$14,353.01
 - Business Money Market Checking: \$15,000.00
 - Business 14 Mo Bump Special: \$15,000.00
 - Business 30 Mo BUMP Special: \$15,000.00
3. BC briefed the EB members of his filing of the signature forms and names of EB members with the WV Secretary of State, at a cost of \$15.00. The business registration, cost \$25.00, must be updated by 1 June of the next year. As well, BC recorded the Release of Lien for Lot 33 (Washer) at Tucker County, at a cost of \$11.00. This lien was paid in full on 25 October 2016 but never recorded.
4. BC briefed the EB on the status of his financial and process audit, which will be completed by 1 December 2019 with accompanying details.
5. With regard to the matter of the Resale Certificates, the EB received a request of such a certificate and provided the requisite information. GS will reach out to local real estate companies to provide them with the names of the EB officers, all of whom will have received details from BC regarding the required documents.
6. BC briefed on the following financial requirements:
 - Business Annual Report: \$25.00
 - Homestead Website will require work to simplify and enhance user friendliness.
 - Snow Removal: \$2,350.00 (paid lump sum)
 - Road Repairs: The EB will look into obtaining three bids for early completion of the this project as soon as is feasible in the spring, 2020. (NB: Members who are interested in having their driveways paved are encouraged to contact any EB member to express their interest. The

EB will facilitate the member's contact with the selected contractor to enable the YRHOA member to separately contract the work.


Old Business: Old business was subsumed in the above financial discussions and consisted substantially of discussions of web administration, insurance, non-essential requirements and updates for the PC&RS and Bylaws. With regard to the Bylaws, GS will reach out to Steve Prunty, Bowles Rice, to determine his willingness to complete the draft Bylaws that he had presented to the then EB in 2014. The updates will not be considered until the 2020-2021 budget.

New Business;

1. LM will contact Cooper Asphalt, Mt Top Paving and WV Paving to determine their interest in performing the paving work required.
2. DK asked about continuing interest in establishing liaison with other HOAs in the Canaan Valley, which received full support of the EB.
3. The ARC form needs to be updated with the new Chair's name (LM).

Next Meeting: The EB will conduct its Quarterly Meeting on 8 February 2020 at LM's home.

LM Adjourned the meeting at 12:00 PM.



Greenleaf H. Smith
Secretary

11/18/2019
Date

Appendix:

Check #	Date	Description	Payment Amt	Deposit Amt	Balance
Starting Balance	\$6,009.97				
453*	7/14/19	Janice Youngblood (USPS - Postage)	29.65		5,980.32
454*	7/14/19	Dave Mullenax (Tree limb pickup)	1,200.00		4,780.32
455*	7/19/19	Julia Aucremanne (Business Expenses)	589.32		4,191.00
456*	7/19/19	John Grizzard (Annual WV Bus Registration)	26.00		4,165.00
7/20/19	Deposit	3,837.44	8,002.44		
7/20/19	Deposit	3,060.00	11,062.44		
7/20/19	Deposit	850.00	11,912.44		
457*	7/20/19	Big John's Restaurant (annual meeting luncheon)	500.00		11,412.44
458*	VOID	11,412.44			
7/20/19	Deposit	340.00	11,752.44		
7/25/19	Interest	1.72	11,754.16		
8/23/19	Interest	3.15	11,757.31		
8/31/19	Deposit	850.00	12,607.31		
EFT	9/4/19	Lester Miller (USPS PO box fee)	76.00		12,531.31
EFT	9/4/19	Tucker County Sheriff (Business Prop Tax)	71.72		12,459.59
EFT	9/11/19	Cincinnati Insurance Co. (Gen Liab Policy)	1,150.00		11,309.59
EFT	9/12/19	United Security Agency (D&O Liab Policy)	1,238.00		10,071.59
9/23/19	Deposit	170.00	10,241.59		

9/25/19	Interest	3.22	10,244.81	
10/10/19	Deposit	175.14	10,419.95	
10/21/19	Deposit (Xfer from Operating Reserve Acct)	3,995.35	14,415.30	
EFT	10/24/19	Tucker County EMS Fund	50.00	14,365.30
10/25/19	Interest	2.71	14,368.01	
EFT	10/28/19	WV Secretary of State (Bus Records Update)	15.00	14,353.01
441	11/1/19	Tucker County Clerk (Release of Lien on Lot 33 - Washer)	11.00	14,342.01

* Indicates check issued out of sequence by previous Board of Directors.

2019-2020 Fiscal Year:	
Annual Budget (2018-19 Last Ratified Budget)	\$12,813.00
Less: YTD Expenditures	(4,956.69)
Funds Remaining	\$7,856.31