

YRHOA Annual Meeting Minutes 18 July 2009

The YRHOA 2009 Annual Meeting was called to order at 10:15 am at Lester Miller's home. Enough members and proxies were present to form a quorum. The minutes of the last annual meeting were read and entered into record.

Treasurer's Report. Bob Cherry summarized the past year's financial activity and projections of costs for the coming year. (Please see attached statement.). As of the meeting 22 of 45 members had paid their annual dues. **PLEASE SUBMIT YOUR DUES PAYMENT TO BOB CHERRY IF YOU HAVEN'T ALREADY DONE SO.**

Old Business.

The Board continued its discussion of the need for a resolution to enforce compliance with the Protective Covenants and Restrictions. All present reviewed drafts of the resolution and policies, which were unanimously accepted by the quorum to become effective immediately.

Final copies of the Resolution and policies are attached, as is a copy of Examples of Frequent Violations.. **AS THESE DOCUMENTS AFFECT ALL OWNERS IT IS IMPERATIVE THAT YOU READ THESE AND MAINTAIN THEM FOR REFERENCE.** The policies are briefly summarized as follows:

Policy #1 Establishes authority for the enforcement. Lays out procedures for notification of violations, time frames for response, schedule of fines for violation and appeal process.

Policy #2 Addresses satellite dish placement and the need for pre-approval. Recommends procedures to ensure that installation personnel place the dish in an acceptable location. Lays out procedures for notification of violations, time frames for response, schedule of fines for violation and appeal process.

Policy #3 Addresses standards of property maintenance, to include exterior appearance, yards, holiday/seasonal decorations, old television antennas, trees and streams. Lays out procedures for notification of violations, time frames for response, schedule of fines for violation and appeal process.

Policy #4 Addresses open fires and outdoor fireplaces. Lays out procedures for notification of violations, time frames for response, schedule of fines for violation and appeal process.

New Business.

The Canaan Valley Public Service District (CVPSD), created in 2006, has proposed to construct two wastewater facilities, one of which would replace Timberline Four Seasons Resort Utilities. The project will be bid out this October and is estimated at

just under \$12 million. Once CVPSD replaces Timberline's utility service we should expect a rate increase on sewer service from \$30.04 to \$60.

Several attendees complained of late night noise from the resort. While there are no noise ordinances in Tucker County, the sheriff, Tom Felton, will respond to complaints. He can be reached at 304-478-2321.

The election of board officers was held. Bob Cherry and Barbara Foster were re-elected to the board.

The next meeting will be held on November 14, 2009.

Lester Miller	President	304-594-3269	LMiller@IrwinCar.com
Bob Cherry	Treasurer	304-866-6275	robertjcherry@verizon.net
Susan Butler	Secretary	304-594-1275	shbutler53@comcast.net
Barbara Foster	VP/ARC	304-722-5435	Bfoster43@aol.com
Bob Rubenstein		304-419-0604	brubenstein@marshall.edu

YOAKUM RUN HOMEOWNERS ASSOCIATION
ANNUAL BUDGET
7/1/09 - 6/30/10

INCOME:

Property Assessments (45 x \$150)	\$6,750.00
Investment Income (from 2 CDs)	<u>1,650.00</u>
TOTAL	<u>\$8,400.00</u>

EXPENSES:

Insurance (Officers & Liability Policies)	\$2,000.00
Snow Removal	3,000.00
Taxes (Federal & State)	600.00
Accountant Fees	600.00
Attorney/Legal Fees	1,450.00
Annual Picnic	150.00
Post Office Box Rental	56.00
Safe Deposit Box Rental	16.00
Office Supplies (Postage, Stationery, LD Calls, Website)	<u>528.00</u>
TOTAL	<u>\$8,400.00</u>