

**Notes from YRHOA Board Meeting
May 23, 2009**

Board Members Present - Lester Miller, Bob Cherry, Bob Rubenstein, Barbara Foster

Also attending - Mary McGowan, Cindy Miller, Chris and Susan Smith

The meeting was called to order at 10:15am at the home of Lester Miller, 42 YR.

Treasurer's Report:

Bob Cherry reported that we have a checkbook balance of \$6,681.42. One of our two CDs matured on 4/29/09 with a balance of \$28,614.74. It was rolled into a new 24-month CD at 2.5%. We have approximately \$64,000 invested in two CDs.

Old Business:

1. Our YRHOA community welcome sign was replaced and installed by Dominick's Signs. It was damaged beyond repair when hit by a car this winter. The driver's insurance fully covered the cost of the replacement. That money was deposited in our checking account and payment sent to Dominick's Signs.
2. The Potomac-Appalachian Transmission Highline (PATH), a proposed 280-mile long regional high-voltage power line running from Charleston, WV to central Maryland, will not directly affect Yoakum Run HOA properties based on the proposed route through West Virginia. The line would cross northern Tucker County from west to east on a line north of Thomas and Davis.

Also, the Trans-Allegheny Interstate Line (TrAIL), a proposed 240-mile long regional power transmission line running from southwestern PA to the Mt. Storm Power Plant in Grant County (on Rt. 93) and on to the Front Royal, VA area, will also not directly affect Yoakum Run HOA properties based on the approved route through WV. The line would cross northern Tucker County from west to east on a similar path north of Thomas and Davis. The Board will stay informed on the progress of the project.

3. Bob Cherry has secured a Internet web address for our association and the website should be ready to launch on July 18, 2009 at the Annual Meeting. He is currently developing the pages which will make all Yoakum Run HOA documents (e.g. *Articles of Incorporation, Protective Covenants & Restrictions, By-Laws, Architecture Review Committee Exterior Renovation Application, Policies, etc.*) available via the website.

New Business:

1. The Board discussed at length the need for establishing and implementing enforcement policies for our *Protective Covenants and Restrictions*. The *Articles of Incorporation* give the Board of Directors the power "to establish, administer, and enforce existing and new covenants, conditions, restrictions, ... and liens ... for the support and benefit of the corporation and the welfare or betterment of the properties." The Board feels strongly that its most important objective is to protect and improve the property values of all Association members.

Bob Cherry presented a simple five-point *Protective Covenants and Restrictions Enforcement Policy* that includes a schedule of fines to be levied for violations, and an appeal process. He will review the policy with our attorney, Pat Nichols, before the annual meeting and will present the new policy and procedures at that meeting.

Bob Cherry moved that we make the new policy effective July 18, 2009 which is the date of the annual meeting. Bob Rubenstein seconded the motion which passed unanimously.

The Board will continue to send letters notifying homeowners of violations of the *Protective Covenants and Restrictions* with a request to correct them.

2. The Board discussed the need to address the placement of satellite dishes. Satellite dishes are permitted to be installed, but the location of the installation can negatively affect curb appeal and property values. Therefore, the Board plans to draft a policy that will state that the preference is to place the dish on the house in the least conspicuous location. In all cases, if line-of-sight can be established by mounting the satellite dish on the house (including high on the house near the peak of the roof), then the satellite dish must be mounted on the house. Understandably, because of tall trees throughout the development, some dishes will have to be placed in the yard to establish line-of-sight. In those cases, the policy will state that the dish be installed out of direct sight from the road, away from the street fronts, if at all possible. This is another example of a situation that must be discussed with the Architecture Review Committee (Barbara Foster – Chairperson) prior to the installation of the dish.
3. The Board discussed ongoing and completed projects by several of our homeowners. Barbara Foster, Chair of the Architectural Review Committee, has been in contact with some of them, and the Board appreciates those homeowners who have completed the *Exterior Renovation Application* form that is required before changing the external appearance of their properties. This includes additions to the home or any new structure added to the property (e.g. propane tank enclosures, firewood boxes/shelters) on the property, color changes, roofing, paving, landscaping, tree cutting over 6 inches, fences, etc. Please consult your copy of the *Protective Covenants and Restrictions* for more information. Contact a Board member if you need a new copy or if you need the *Exterior Renovation Application*.

Homeowners are reminded that no open fires, including fire pits, are permitted in our community.

4. The Timberline Ski Team, a non-profit organization, will be housed in a new, 2-story, 20' x 60' building being erected on the resort side of the overflow parking lot just beyond the new hotel. The Ski Team signed a 5-year lease with Timberline Four Season Resort for the new building and the property.
5. Timberline has planted a several trees along the edge of the parking lot that borders the rear property lines of several property owners. The Board will contact Tom Blanz (General Manager – Timberline) and request that it plants additional trees before the next ski season. Mary McGowan reported that the berm that Timberline built along the Yoakum Run edge of the parking lot (behind lots 48 and 47) seems to be keeping most of the runoff from our properties.
6. The Board again established the 2009-2010 Fiscal Year annual assessment at \$150.00. (The assessment remains at \$250.00, but the Board voted to apply a \$100.00 credit to each lot, thereby making the amount due to be \$150.00.) Homeowner assessments are due by the start of the fiscal year, July 1, 2009.
7. The terms of two Officers and Board members will expire on 6/30/09. Bob Cherry (Treasurer) and Barbara Foster (Architecture Review Committee Chairperson) are on the ballot for re-election. Anyone interested in running for a position should contact Lester Miller, President.

8. We have two new businesses near our subdivision in the house across Timberline Road formerly occupied by Canaan Gas. "The Trail Mix" is a natural/organic market, owned by Glenda Crawford, offering a wide variety of groceries, baked goods, smoothies, sandwiches, local crafts, and beer/wine. Also, in the same location, certified massage therapist Natalie Boyland offers deep tissue and Swedish massages. We urge all our homeowners to stop by and support these businesses.
9. The annual meeting will be held Saturday, July 18, 2009 at 10:00am at Lester Miller's home, 42 Yoakum Run. All homeowners are invited and urged to attend. The annual picnic will be held immediately following the meeting.

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