

**YRHOA Board Meeting
2 October 2010**

The YRHOA Board meeting was called to order at 10:10 AM at Lester Miller's house. Board members present: Lester Miller, Bob Cherry, Barbara Foster, Bob Rubenstein. Also attending: Cindy Miller, Bob Foster

Treasurer's Report.

Bob Cherry reported a checkbook balance of \$12,158.45. One homeowner still owes annual dues. The Board has paid for insurance, estimated federal and state taxes, personal property tax, and post office box rental. We still owe our \$500 donation to the Canaan Valley Fire Department plus we will owe for plowing.

Old Business.

1. The board decide to wait until spring 2011 to deal with the ditches. We need to walk and inspect the drainage ditches so that we can define the scope of work. We will focus on this when we do the spring cleanup as well as having Jeff Cooper lay some crusher run along sides of our two roads (he will be paving a few driveways here in the springtime).

2. The Board is continuing a discussion of how best to display the new 911 numbering system for our properties. We are leaning towards adding the numbers to existing signposts as opposed to putting a separate post at each property. The post office is still using the old lot numbers for rural delivery but says that any new boxes should use the new number. If any members have a suggestion for the most effective and attractive way to display the numbers, please contact any board member. We plan to install these in the spring. (Many people are using GPS to locate properties, and the old lot numbers that we presently use don't work in GPS. The realty companies are using both numbers.)

Members who rent their properties should display the new number prominently in their homes so that renters can give the correct address to emergency agencies.

New Business.

1. Tucker County Property Tax: If you do not rent your home, you should check with the assessor to see if you are being charged correctly. You could lower your rate by about 50% if you meet the requirements. Homeowners should call the Tucker County Assessor's Office at 304-478-3727 to request a form to complete and certify that the property is Class II.

Here is the precise terminology from the Tucker County Assessor's Office:
"CLASSIFICATION OF PROPERTY:

All property shall be classified according to its status as of the first day of the assessment year (July 1) as follows:

Class II - All property owned, used and occupied by the owner exclusively for residential

purposes.

Class III (i.e. Regular Class) - All real and personal property situation outside of municipalities, exclusive of Class II"

As real estate is transferred from one owner to another, the County classifies all real estate as Regular Class III. This is the standard rate of taxation. In order to qualify for Class II, which is about 50% less than the Regular Class III rate, a property owner must contact the Tucker County Assessor's Office on 304-478-3727 and request a form to complete and certify that the property meets the requirements for Class II.)

3. Several homeowners are interested in paving their driveways. Chris Smith, YR19, has been in contact with Jeff Cooper about doing some paving next spring. Mr. Cooper will give better prices if he has multiple jobs in one area. If you would be interested in a quote, please send your contact information to Chris a gssksmith@verizon.net. He will contact Mr. Cooper with the number of interested people so that Mr. Cooper can give bids accordingly. The Board plans to have Mr. Cooper do some touch-up to the road edges when he comes to do driveways.

4. Because it can be very difficult to dispose of tree limbs and other yard debris, the Board is planning to rent a shredder next spring and have a community clean-up day. Homeowners are asked to begin now to clean-up their properties now. Homeowners will be advised as to the date after the next Board meeting.

5. The Architectural Review Committee reminds the homeowners that it is necessary to file the application with the board for any exterior changes, including roofing, siding or trim colors, additions, fences, changes to driveways, including paving. The form is easily located on the Yoakum Run web site. The Board discussed several individual violations of covenants throughout Yoakum Run, and has or will be contacting members about their responsibilities.

6. Barbara Foster, Architectural Review Committee Chair, requests that any homeowner who finds the source of a good-quality artificial cedar shake roof to contact her or any Board member.

7. The next Board meeting will be held January 29 at 10:00 AM at Lester Miller's house.

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