

Sylvan Grove Homeowners Association

PO Box 607
Bunker Hill, WV 25413
www.sylvangrovehoa.com

April 25, 2013 HOA Meeting Minutes

Board Members/Officers Present:

Dan Reap, President
Russel Barker, Vice President
Cheryl Middleton, Secretary/Board Member
Michael McDonald, Board Member

Board Members/Officers Absent:

Shannon Potter, Treasurer
Les VanGilder, Board Member

Treasurer's Report:

- Total Dues each year: 212 homes x \$120 = \$25,440.00
- Total Expenses for 2012-2013 year = \$19,537.25
- Total Dues not paid in 2012-2013 year = \$7,877.44 (24 unpaid accounts)
- Total Savings: \$38,378.31
- Total Checking: \$1,309.19
- Recommends the HOA move \$5,000 to checking to pay pending bills for the remainder of the fiscal year

Discussion on dues increase:

- Dan Reap proposed the dues increase to \$150 and opened it up for discussion
- Several members were concerned about where money goes and what it is needed for
- Dan explained that more money is needed for a reserve account, general HOA liability insurance, increase in mowing and electric costs. In addition, in order to repair the roads decently, more money is needed
- Clarification that the liability insurance needed is for HOA liability for property and officers and directors coverage. This is not for coverage of the railroad crossing on Mineral Drive
- Some discussion from members feeling that those that pay are forced to pay more for those that aren't paying. Led to discussion on increasing penalty amounts.
- Those present agreed to propose \$150 as new increase amount. Also, \$40 late fee if paid in October, plus an additional \$10 per month for each month late.

Update on Mineral Drive Crossing:

- Mineral Drive was closed by Winchester & Western on 4/15/13. The HOA continues to work towards a solution to get this crossing back open and to be maintained by the State. However, because Sylvan Grove does not own Mineral Drive (or any other roads in the neighborhood) this has made things very difficult. We have reached out to Musselman

Square to get them involved in this process as well as they are also very interested in keeping this crossing open.

- HOA has 60 days to come up with a real solution before W&W removes crossing completely
- As updates become available, homeowners will be notified.

Nominations:

- President: No nominations were received. Dan Reap has agreed to run for one final year as long as a Vice President is selected to take on a large role.
- Vice President: No nominations were received. However, Mike McDonald agreed to run if no one else would. (See ballot-Vicki Bucher nominated herself after the meeting, and Mike withdrew his nomination.
- Treasurer: Shannon Potter
- Secretary: Cheryl Middleton
- Board Members: Les VanGilder, Don Cherry, David Temple, Mike McDonald, James Brinkmeier, Jon Palka
- Welcoming Committee: Pat Gates, Becky Palka

Neighborhood Watch Update:

- Things have been relatively quiet, however, some eggings have occurred. Mike believes he knows who has been doing it and he is keeping an eye out on the person.
- More assistance is needed with NW activities. The same few people cannot keep doing all of the watch shifts.
- Homeowners are requested to donate an hour or two a week or month to assist with the patrols.
- Anyone interested in assisting with NW should contact Mike McDonald directly

Community Yard Sale:

- Annual Community Yard Sale will be May 18th.
- No sign up is needed
- Please remove your leftover yard sale items from your yard by the end of the day along with removing any signs

NEXT MEETING : June 6, 2013