

12/8/18

SMSA HOA Meeting Notes:

Attendees / Votes (Proxy Vote in parenthesis) –

Pat Mcgrath (1), Steve Smith(1), Tom Turner (1 +1 proxy [J. Lucky], Michele Thomas (1 + 3Proxy [Bob Shuping] (Board mbrs underlined)

Members Present : Tom & Diane Gannon (1 vote); Wanda Pryce; Sue Macfall (1+1 [Cathy Gregg]); David See & Barbara Moyer (1?); Heather Conley & Mathew Yancey (1); Kevin Barko (2); Anne Wright (1); Al Herman (by phone; 1); Beverly Fullerton.

Agenda:

- Roads – Pat: *“as is at present..”*
 - *Need ~ \$5170.84 for usual annual maintenance*
- Wells – Steve Smith –*“in good shape”*
 - Mbr Heather Conley – rpts water is cloudy
 - Pat: Plumber indicated filter was clogged. Has been replaced but may need to look at again if water is still cloudy
 - No new issues other than above
- Total Budget- *Pat: explained that the budget is the same as last year; stated that the lawyers’ fee changed from an estimate of \$500 to \$718 after receiving the invoice. Also noted that Lees Trucking and what was owed to Steve changed to \$4329.16 and that difference went back to road’s:*
 - \$19,923.00 total requested Budget for approval
 - Lawyers Fees - ~\$718.50
 - Adjustment made to Lee’s trucking;
 - *Diane G asked for some explanation as to what was occurring with the previous treasurer as she feels that this is important to understand the finances prior to approving a new budget.*
 - *Pat indicated that he did not want to discuss as this time; he wanted to get through the agenda first, and then discuss the status of events.*
 - *MThomas reminded the Board that the members did not have any information .. that we as Board have had 3 months to “digest” things..*
 - Dianne Gannon asked: what is Admin. Charge? – *Response (Pat): postage, legal fees, taxes & corporation fees*
 - Pat: In the HOA acct. now \$5300.00
- **BUDGET APPROVED (HEATHER MADE MOTION TO APPROVE; DIANE SECONDED)**
 - **Votes:** Pat Mcgrath (1), Steve Smith(1), Tom Turner (1 +1 proxy [J. Lucky]; Michele Thomas (1 + 3Proxy [Bob Shuping]); Tom & Diane Gannon (1 vote); Sue Macfall (1+1

[Cathy Gregg]; David See & Barbara Moyer (1?); Heather Conley & Mathew Yancey (1); Kevin Barko (2)

Al (on phone)– do we have some mbrs who have not paid their DUES? AND, what do we owe to our business partners? -- (need further clarification)

Pat M – Yes

Dianne – wants to understand where things are / the status of the mbr fees paid vs. not

AL – WHO WILL BE ACTING AS TREASURER AND HOW CAN WE GET DUES / MONIES PAID?

Conversation ensued; Pat asked for volunteers <Treasurer>; Diane G (DG) offered, stating she does this line of work already (in her job).

Steve S countered; indicating DG should not be treasurer – verbal exchange between Steve S and DG.

MThomas asked why not, if she's (DG) is willing..??

DG withdrew her offer; SMSA is still without a Treasurer.

~

- Pat moved forward stating that the Restricted Covenants were updated and asked for a vote to approve. He mentioned that he sent out copies in September 2018.
 - *Several members stated that they had not seen a copy and requested if the Board had a copy to review at that time. Pat provided a copy; Heather Conley & Kevin Barko reviewing.*
 - *Al Herman (phone) stated that he did not remember seeing a recent copy and requested one; stated that his recollection is that the section that covered Architectural review and the portion that referenced the Architectural Review Board should be struck...*
 - *H. Conley stated that she owns a Non-Profit Shelter in which she takes care of animals in her home; stated that she could not comply with limiting to 3 K9's and 'would just have to pay the fine'...*
 - *Tom T stated that she (H. Conley) had a K9 that was a nuisance; stated that the dog barked all of the time -especially when she was not home.*
 - *Heather replied that he must be thinking of someone else; verbal exchange ensued between the two of them ending in both parties being frustrated.*
 - *Motion made by M.Thomas to table the conversation due to the intensity of the exchange and recommended convening small work group to discuss / revise article 2 (ARTICLE 2: Architectural Control)of the revised RC's.*

~

- Pat moved on and provided an outline as to what has been going on most recently to the members present .. He read / reviewed the Letter to the Membership that was sent out previously (12/3/2018; US mail 12/4/2018).
 - Finances currently & situation with L.Kagey – Pat stated that there is an open investigation
 - Diane stated the treasurer should be bonded in the future also recommended moving to online banking and assign privileges to review bank account.
 - Steve S countered, stating he did not support online banking.
 - Diane G recommended to put measures in place to check the balance and payments going out of account regularly

~

- MThomas questioned members: *do we as a Board have the support of the membership to seek legal counsel if needed?*
 - MT made a motion – Tom / Diane seconded along with Sue & Heather.

~

- Al (Phone) asked: – *what's the statute of limitations for filing a civil suit?*
 - Pat stated that he would find out-
 - Al also suggested moving to online banking

- Pat stated that \$26,514.00 has been identified as missing from our account
- Tom – is Rockingham police involved?
 - Pat – no – Shenandoah only b/c of LK's place of residence.

~

New Business:

- **Heather-** she is part of a non profit rescue .. says that due to her work, she will have multiple rescues at any point in time
- **Diane** – commented that bills come with no letterhead, explanation, etc. and requests that at minimum there be an explanation as to what the charge is for..
 - **Pat** stated that there is a letterhead that should be used; he will share this with Board
- **Pat:** would like to move forward in nominating new officers:
 - Heather Nominated; members seconded.

Pat closed the meeting stating he was stepping down from the Board and as President but will maintain communication with Investigation.

Next mtg: ~9/21/19 – 12pm at the Town HALL – Board to meet at 11am.

(MT to call town hall – New Market to reserve space).

NOTE: *It's been brought to the attention of this Board President that an official Vote did not occur closing out the nomination of H. Conley on the Board. Therefore, the Board will be addressing this issue in future communications to the Membership as to how best to rectify. If you are interested in participating on the Board and or nominating someone, please contact Michele Thomas, President directly to discuss.