

**WUOA Board Meeting
Via Conference Call
Wednesday, December 14, 2009
3:30 PM**

Present:

Dwayne Porter
Debbie Corcoran
Mary Cox
Laurie Pate
Kendall Messer

Open Session:

Dwayne Porter, president, called the meeting to order at 3:06 PM, and a quorum was established.

The minutes from the Executive Board meeting held on November 30, 2009 were approved.

Vote: Yes Unanimous

Confirmation of Issues Resolved Via Email

Approval of Lodging Link: A link on the website's *Lodging Page* for the Corcoran's units was approved with a unanimous vote via email. All requirements were met, and the link has been uploaded.

(Kendall Messer joined meeting.)

Wireless Installation: Approval was given via a unanimous vote to have Key Telephone Systems install the necessary equipment for the all units to have wireless Internet access as a free amenity.

Restaurant Proprietor Conversation: Some issues were resolved via email, based on a conversation between Brigitte Morgan, restaurant proprietor, and Mary Cox, Board Member. Expenses for restroom items will not be included in the allowance the Board gave to the proprietor, which was intended for items in the restaurant. The extra phone line (available through Internet purchase) will be used by the restaurant (possibly for use with ATM machine, see below). Since the restaurant does not need the ice machine, the Board is having it moved to the airlock at the lodge entry for use by guests.

Requests for Statements to Be Recorded: After a motion was made via email to send a letter to an owner and to hire an attorney, the following statements were requested to be recorded in the minutes.

I would like to have it recorded in the minutes that I feel that the Board, in hiring an attorney, is representing the membership and needs to act in their best interest. Therefore, the Board should approach the situation in an objective manner and with an open mind, willing to listen to all parties involved, seeking a resolution that will serve the best interests of the membership. Devising plans before we meet with an attorney, in my opinion, is not being objective. Are we hiring an attorney to guide us in a legal matter, or are we hiring him to give clout to a plan devised by the Board?

Laurie Pate
Dec. 8, 2009

I truly believe that I am acting in the best interest of the membership. I am protecting the owners investment for today and in the future. The by-laws and the declaration states the residential units are for the owners personal use and no other purpose. I don't need to be objective or open minded. It is very plain and clear that an owner cannot use his/her condo for commercial purposes. The owner is aware of the by-laws and declarations and if I allow her, then the board will need to allow anyone in the future, for any type of commercial business. If we need to hire an attorney, then that is what we

will do. I would like to have my statement recorded in the minutes.

Mary Cox
Dec. 9, 2009

Vote to accept all of the above email confirmations: Yes Unanimous

Closed Session:

Unit Owner in Arrears

Board members are working with the unit owner to get all dues and late payments paid by spring.

Letter to Rental Service

Motion #1: Made by Dwayne

The Board will immediately retain a WV attorney to represent the WUOA membership pertaining to the current, documented issues related to rental management and real or perceived associated activities.

Motion #2: Made by Mary

Send the attached letter to the owner in question by certified mail.

Discussion: Because of concern that was expressed to the President and because of the possibility of a lawsuit, it was recommended that the Board seek legal consultation from an attorney licensed to practice in West Virginia and that they send a letter to the owner in question, as well as a copy to the broker of the rental company for whom she works. Questions were raised concerning the possible lawsuit. Possible options to resolve the situation were discussed.

Vote on Motion #2 (letter): Yes 4, No 1

Vote on Motion #1 (attorney): Yes Unanimous

3:44 PM Dwayne Porter, President, had to leave the conference call, and Mary Cox, Vice President, presided during the remainder of the meeting.

Kendall Messer agreed to meet with the attorney, since he lives in the area.

Open Session

Updates

Phones: Debbie reported that the phone company will get the new message on the phones this week, as early as today.

Games: *Decision:* Brigitte Morgan will handle the acquisition and installation of the games. She plans to use Warden Amusements, a local company.

Permits and Inspections: Since the Raleigh County Codes Enforcement website was unclear, Laurie called them and learned the following:

- Permits are needed when installing new electrical lines or new pipes.
- Prices for permits are based on material and the specific job.

- Work on new installations needs to be done by a licensed electrician or licensed plumber and must be inspected by the County Inspector.
- Neither permits nor inspections are needed when replacements are made.
- People working on replacements do not need to be licensed.
- Installation of new air conditioning systems and plumbing for washers and dryers are new installations and, therefore, need permits and inspections.
- Air conditioning systems and plumbing for washers and dryers that are already installed require neither permits nor inspections.

Decision: It is the responsibility of the property owner to obtain the proper permits.

Signs/Guidelines: The enclosed case has arrived and will be installed on the wall beside the lodge entry.

Decisions: Each owner may have one sign in the enclosed case. All signs must be approved by the Board before being displayed. Guidelines will be formulated and sent via email for vote. All remaining signs affixed to buildings need to be removed as soon as possible.

Parking Lot: Kendall is working with Larry Ransom, and the drain pipe and gravel will be installed this week.

Decisions: Railroad ties will not be needed (will not help drainage problem). The base for the stone sign can be made from treated lumber.

Repairs: Keith checked the ducts under the game room and said they had been opened to allow for heat to keep pipes from freezing. He could not find the reported broken floor joist. (May have been looking under wrong unit)

Decision: These problems will be re-evaluated in the spring to see what needs to be done. This spring, we may need to hire Keith Mains full time for about three months to take care of repairs.

Unit Inspections: *Decisions:* This year, unit inspections by Keith Mains and Sheila Norman will be paid with Association funds. Next year we will have to either raise the dues or charge for this service. Repairs or replacements made, as well as drainage of hot water heaters, will be charged to individual unit owners.

Water Meter: It is unknown why the hole dug for the new water meter was filled in without installing a water meter.

Electricity in Units in Foreclosure: The electricity is on in one of the units, but not the other. The former owner has not returned phone calls to give needed information.

Decision: Mary will find out what must be done to get the electricity turned on in order to avoid frozen pipes.

ATM Machine

Motion: Made by Laurie

Give permission for Brigitte Morgan to acquire an ATM machine for the lodge. She will be responsible for installation and service.

Discussion: Concern was expressed that it might be a draw for thieves, but it was also said that the games are an easier target and more likely to be broken into.

Vote: Yes Unanimous

Water Leaks

Discussion: Gary Honaker is evaluating the situation and will contact the owner in question.

Repair Policy

Decision: Laurie will send the policy as previously written, excluding the last section, for discussion and a vote.

Because of the holidays, the time for the next meeting will be determined later. The meeting was adjourned at 4:59 PM.

Respectfully submitted,
Laurie Pate
Secretary, WUOA