

Tuscawilla Hills Citizens Association, Inc.
Minutes of Board of Directors Meeting
Tuesday, May 9, 2017

Board of Directors Present:

Bob Tansill
Paul Harrison
Gary Shumaker
Jamie Ranalli

Board Members Absent:

Phil Larcomb

I. Call to Order

Meeting was called to order at 7:00 pm by Bob Tansill at Edmond Road, Suite E, Kearneysville, WV.

II. Approval of Agenda.

MOTION by Paul Harrison, seconded by Jamie Ranalli to approve agenda as written. Motion carried.

III. Committee Reports

None.

IV. Residents Forum

No comments or questions.

V. Association Business Meeting

A. Approval of Minutes. MOTION made by Jamie Ranalli, seconded by Paul Harrison to approve minutes from Board Meeting on March 14, 2016 as written. Approval was unanimous.

C. Announcements:

1. Remaining scheduled Board Meetings, 2017: July 11, September 12, October 10 (budget meeting), and November 14.

2. Annual Meeting 2018: January 9

Call for Nominations scheduled to be mailed on or about November 27, 2017.

Annual Meeting notice scheduled to be mailed on or about December 19, 2017.

3. Next Clean-Up Day: May 20, 9:00 am to 3:00 pm. Paul Harrison volunteered for the 9:00am to 12:00 pm timeframe; Gary Shumaker volunteered for the 12:00 pm to 3:00 pm timeframe.

VI. Action Items

A. MOTION by Gary Shumaker to purchase two trash cans with lids and liners for the playground area, with an option to purchase a kit to permanently attach them. The estimated cost is approximately \$250 - \$300 each. Seconded by Paul Harrison. Unanimously approved.

B. MOTION to enter into Executive Session by Bob Tansill, seconded by Jamie Ranalli. Unanimously approved.

C. MOTION to come out of Executive Session by Jamie Ranalli, seconded by Paul Harrison. Unanimously approved.

D. Gary Shumaker updated his report on the speed humps, discussing the boundaries of both Tuscawilla Hills and Locust Hill developments. The Golf Course owner told him he has no responsibility for road upkeep and would not co-fund, and Locust Hill HOA would not commit to any co-funding, either. No documented ownership of St. Andrews Drive was found. A decision on any new speed humps was tabled to the next meeting. It was suggested by Richard Sussmann of PMP to get a surveyor to resolve the issue.

VII. New Business

None.

VIII. Executive Session

Entered Executive Session at 7:20 pm and adjourned Executive Session at 8:00 pm.

A. Covenant and Enforcement/Hearings. None.

B. Review of delinquent accounts made by Tammy McWilliams of Trump & Trump, L.C. Ms. McWilliams reported it would cost the Board \$200 - \$300 per delinquent account to hire a private investigator.

MOTION by Bob Tansill and seconded by Gary Shumaker to proceed with Ms. McWilliams' recommendations on dealing with delinquent accounts. Unanimously approved.

C. Other Legal Issues

1. A Right-of-Way request was presented to the Board by PFK LLC (referred to in the request as Kubic). Kubic is developing an eight-lot subdivision adjoining Locust Hill and requested access to roads in Tuscahill Hills for their equipment. Ms. McWilliams presented a letter from Trump & Trump, L.C., recommending that the Board reject the request, as the agreement is not sufficient to protect the Tuscahill Hills Citizens Association. MOTION to deny Kubic access to roads in Tuscahill Hills was made by Bob Tansill and seconded by Paul Harrison. Unanimously approved.

2. Verified that the Amended and Restated Articles of Incorporation of Tuscahill Hills Citizens Association, Inc. were approved by the Board at their May, 2014 meeting.

3. Ms. McWilliams briefed the Board on the new rules in the Fair Housing Act.

IX. Adjournment:

MOTION to adjourn by Paul Harrison and seconded by Jamie Ranalli. Unanimously approved. There being no further business, the meeting was adjourned at 8:40 pm.