

BLUE RIDGE ACRES CIVIC ASSOCIATION, INC.

96 Blue Ridge Acres, Harpers Ferry, WV 25425

Bill Ramsey, President
Don Orser, Vice President
Elliot Simon, Treasurer
Art Hanson, Roads Committee Chair

James Riner, Asst. Treasurer
Kelly Riner, Secretary

Minutes of Board of Directors Meeting March 14, 2006

Board Members Absent: Earl Cogle, and Hillary Cooley.

Guests Present: Freya Campbell, Gale Climes, George Climes, Isabelle Simon, Randy Davis, Curtis Smith, George Moxley, Mike Watson, Charles Hahn, John Kane, and Ray Hawes.

Bill Ramsey called the meeting to order at 7:03 PM.

Minutes:

1. The minutes from the February 14, 2006 meeting were presented. Elliot Simon notated an error in the Administrative Fund amount. Kelly Riner will correct and submit to Art for publication to the website. Motion to approve the minutes, as amended, made by Elliot Simon and 2nd by Don Orser.

Treasurer's Report: Elliot Simon Reported:

1. For the period ending March 14, 2006:
2. Elliot gave Don Orser a report of the outstanding road maintenance invoices.
3. Liens are still working. The aging has decreased by a considerable amount.

Committee Reports:

Roads Committee: Art Hanson Reported.

1. Planning on work in the future – will discuss under new business.
2. Need to plan on work being done at the corner of Dey Drive and Country Club Drive, Woodburn Lane, and Persimmon Pear Lane.
3. The Blue Ridge Acres Community Club needs to have some paved parking spaces for the plans to be approved for the pavilion. The Civic Association could make use of the contractor for repairing potholes in the blacktop on various roads.
4. Received a request from Ron Linton who lives on Riverview Drive. He works on this road and wants to have gravel put down. The board has approved to let Mr. Linton have gravel delivered and spread but the amount will be limited to \$1500 for gravel only. The labor costs will be at Mr. Linton's expense. Art will draft a proposal to send to Mr. Linton. It would be ideal to do basic work to the road before the gravel is put down. There are some trees that need to be removed before ditches can be dug, the homeowner where the trees are located has no problem with the trees being removed. Bill and James will look into.
5. Goal for the Spring – address clean up at the barn.

Legal Committee: Bill Ramsey Reported.

1. Continuing to pursue filing liens on those in arrears.
2. The attorney approved the letter regarding the Common Interest Community Act.
3. If any board member notices a house up for sale, bring to the attention of the board so it can be investigated whether that homeowner owes outstanding road maintenance.
4. Discussion on writing off old debt or going after the new property owners. Who should the board go after for the money? Bill Ramsey wants to clear the books of the old debt, either go after the new owners or write off the books all together.

Architectural Review Committee: Don Order Reported.

1. 10-11 homes are currently up for sale. A few of them owe outstanding road maintenance.
2. A utility pole will be going up at Scott Henry's house across from the mailboxes. Guide wires will be installed.

Old Business:

1. Earl Cogle gave his verbal resignation to Don Orser.
2. A letter was received from Hillary Cooley stating her resignation as well.
3. Culverts were moved from Earl Cogle's property to the barn area.
4. Discussion on stray dogs – a form from animal control can be filled out to have the stray dogs picked up.

New Business:

1. Discussion on Don Orser purchasing a used grader to try out on the roads. Mr. Hahn has agreed to assist in running the grader. Art and James are willing to assist as well. Could possibly practice on Sycamore and Woodburn. Need to get ride of the dead leaves and brush needs to be cut back before running the grader. Need to put gravel down when the soil is loose. Will need to coordinate this so the work efforts will work. Art will coordinate the efforts.
2. Need to figure out how much to spend on maintenance and how much to spend on capital improvements. Art wants to do asphalt repairs on Persimmon Pear. He also wants to come up with an 8-year plan.
3. Discussion on the clean up behind the barn. Bill spoke with Coty's who will come pick up the stuff for \$50. Bill to call and have Coty's come pick up the stuff.
4. Bill brought up that there is a house on Bottom Dollar Lane with an outhouse out front. The property does not have enough land to put in a new septic system. The covenants state that no outhouses are allowed. Don will talk to the homeowner and bring a report to the next meeting.
5. The insurance bill was received and the 1984 Ford and the old Grader are still listed. Need to call the insurance company and have them removed.
6. Comments were received from homeowners in their road maintenance remittance. Elliot gave these to Art to address. Mr. Knight sent pictures of his road.
7. Discussion on the problems with the 4-wheel ATV's riding through BRA. The guests at the meeting are looking for support from the Civic Association in their efforts to stop the ATV's. Don suggested having a committee formed to address the issue.

George Moxley will write up something to be discussed at the next meeting. Guests are looking at a petition to the county to help support the effort. Board will look at the petition and decide on whether to approve or not. Art brought up the 2004 resolution that was passed to have a committee formed for this very reason. No committee was ever formed at that time. Art suggested making posts on the new Community Watch website. A lot of complaints have been posted there, reports are sent to the Sheriff's office and the reports have been resolved. Should review the 2004 resolution.

Don Orser made motion to end the meeting, seconded by Elliot Simon. The meeting was adjourned at 8:30 PM.

Respectively Submitted,

Kelly Riner, Secretary

Approved, as amended, by vote of the BRACA Board this 11th day of April, 2006
