

Land of Canaan Homeowner's Association  
Annual Meeting  
Saturday, June 25, 2016

The Land of Canaan Homeowner's Association held its 2016 meeting at the Steer Steakhouse in Elkins on Saturday, June 25, 2016 at 1:00 p.m. Board members present were Lawrence "Skip" Eller, President; Ron Roth, VP/Treasurer; Jerry Helmick, Secretary; Board Members, Lyda Lister, Debbie Fortney and Connie Roth; along with Brittany Bennett, Resort Manager.

Represented: unit weeks 50 attendance 56 proxies 319

President Eller called the meeting to order followed by prayer and the pledge of allegiance.

Resort Manager, Brittany Bennett read the proof of notice.

President Eller introduced the Land of Canaan staff.

Reading of the minutes from last year's annual meeting – C1-41 moved to waive the reading of the minutes; seconded by C1-29; motion carried.

President Eller introduced the board of directors to the association.

President Eller informed the association that Debbie Stevens with Steven's Realty and Management was not able to make it this year but is still handling the resort sales and rentals.

President Eller informed everyone that the newsletter states all that has been accomplished this year and asked if there were any questions.

New Business – 2016-17 Budget Consideration any questions.

B6-19 - Q) Why is the budget based upon the same amount of units for the past three years? A) we base the budget of historical figures based upon those who have been paying their maintenance fees over the past few years.

B3-21 – Q) Can you take 8 months of actual and try to project what you actual spend over a 12 month period? A) that is basically what we do when you see the amount budgeted and then we make budget adjustments if we need to.

B3-21 – Q) Do you expect to collect all 1785 unit weeks? A) yes we do based upon historical figures.

B3-21 – Q) Capital Improvements fund – What is that? A) we take 15.5% of the revenue and put into a fund that we call capital improvements and use those funds for upgrades on the units.

A1-30 – S) "We have no control over the increase of our expenses; some things cannot be foreseen".

F2-32 – S) "Depression is a paper number depression value doesn't affect your cash flows".

The owner of B4-43 moved to accept the budget as presented; seconded D4-41; a vote was held and budget was accepted;

President Eller opened the floor for nominations for two board members.

Owner Rizer nominated Skip Eller; seconded by owner of B1-29.

G6-27 nominated Connie Roth; seconded by C1-29.

Ron Roth moved to close nominations; seconded by Lyda Lister; motion carried.

President Eller asked the Secretary to cast the deciding vote; so done.

Q) Anything new on the recreation building? A) We still have plans to continue with that but with the fine from the DEP things have been placed on a temporary hold.

Q) What was the fine about? A) It was over the sewer system. It turns out that there were issues that we were unaware of until we got a fine.

A6-26 – Q)Charter Timeshare Solutions – Where does the money go? A) Into Sale of Unit/Weeks Resale.

Q) How many do they own? A) None...they sell the units owned by the association.

B1-29 – Q) Indoor Recreation Center – Will you be sharing your plans with the association? A) yes

Q) Since there are no wage increases allowed in the upcoming budget can you do a bonus for the employees if the budget allows? A) yes

Q) Does charter communication have a real estate license? A) They are working through out Broker, Debbie Steven's

Q) Joan Pikul asked how many units have they sold so far? A) 29

S) Joan Pikul informed the association that she would like to deed back her week today.

S) E1-04 – Wonderful ownership at Land of Canaan.

Q) When someone uses a unit how long is it before the unit is prepared for the next guests; A) as quickly as possible.

Numerous door prizes were given out.

Ron Roth moved to adjourn – seconded by Lyda Lister; motion carried.

---

Lawrence "Skip" Eller  
President

---

Ron Roth  
VP/Treasurer

---

Jerry L. Helmick  
Secretary

---

Lyda Lister  
Board Member

---

Connie Roth  
Board Member