Land of Canaan Homeowners’ Association

Annual Meeting

Saturday, June 24, 2023

The Land of Canaan Homeowners’ Association (LOCHOA) held its 2023 annual meeting at the Steer Steakhouse in Elkins, WV on Saturday, June 24, 2023 at 1:00 p.m. Board members present were Jerry Helmick, Lyda Lister, Matt Rizer and Connie Roth. Also present was Brittany Bennett, Resort Manager.

Represented: Unit Weeks: 54 Attendees: 58 Proxies: 256

President Helmick called the meeting to order and welcomed everyone who had come today.

President Helmick led the organization in the pledge of allegiance.

Resort Manager Brittany Bennett read the proof of notice.

Reading of the minutes from the last year’s annual meeting - Lyda Lister (Unit B3-10) moved to dispense with the reading of the minutes; seconded by the owner of D4-41; motion carried.

President Helmick introduced the staff of Land of Canaan and the board of directors to the association, and offered anyone on the board that wished to greet the association, to do so.

President Helmick encouraged homeowners to take advantage of the opportunity to use the services of our broker Debbie Stevens with Steven’s Realty, for renting or selling their units. Debbie wasn’t present today but President Helmick gave them her web site of RusticRentals.net. He also suggested they could visit the Land of Canaan’s site. There was one comment made that you have to watch one site that gives a privacy error notice.

Unfinished Business:

President Helmick asked if there were questions from homeowners, and there were several as below:

Q: (Metheny – F2-32) How does the current budget look, 3/4 through the budget year?

A: We have a working budget; we meet every two months and check it and make adjustments as necessary. We are currently about where we need to be through May.

Q: (Kitzmiller – B3-41) Why don’t you buy instead of lease the computers for the office?

A: We do buy, and pay for a Service Warranty on the server.

Q: (Persinger – B5-04) Who is responsible for the cracks in the indoor pool?

A: We would expect that we are – the cracks are from settling of the new structure.

Q: (Kitzmiller – B3-41) What units are pet friendly? How does accommodation work if you have

 a unit that isn’t pet friendly?

A: Let the office know you have a pet to bring and they will make arrangements for you to go

 into a pet friendly unit.

Q: (Martin - A6-38, Sayre – A1-30) Questions about T-Shirts/Sweat Shirts, are they available?

 Can we have a merchandise corner, etc? Shirts are available on line if the product is good.

A: We’re not sure it’s worth it, historically we haven’t done well with selling shirts; we can sell what we have but we aren’t purchasing any new inventory.

Q: (Hess – B5-51) How are we advertising? We’ve looked and sometimes we get an error or a warning about a dangerous website.

A: We advertise through the Canaan Valley Guide, Call WV, local Visitors’ Bureau, through our broker Stevens Reality and Rustic Rentals; AirBNB and VRBO; our own website; and we have booths at local festivals such as Mountaineer Days at Thomas next month.

Q: (Hess – B5-51) What percentage, how much money are we making from AirBNB and VRBO?

A: We’ve made approximately $30,000 this year.

Q: (Martin – A6-38) On our web site, the photos are hard to find; you have to click the rental page and dig to find them.

A: Ours has an interactive map, with interior and exterior pictures. Hover over the spot on the map that you want to see, and the pictures come up.

Q: (Briggs – D1-18) Comment – consider Leaf Peepers, for a booth – conventions and festivals in the Fall (Autum Glory).

Q: (Kitzmiller – B3-41) Comment – advertising with Armed Forces – could we look into Zillow?

Q: (G1-35) Comment -- I work with a law firm that just rented 25 rooms at the lodge for a

 convention – could we make rentals better known and pick up that kind of business?

Q: (McDaniels – D2-29) Replacing furniture – when is that happening?

A: We’ve tried to keep a schedule for replacing the furniture, but for example, right now, we had to go ahead and replace the furniture in B Building because it wasn’t holding up.

Q: (Scotchell – B6-47) Can king beds be used to replace the queen beds?

A: We’ve looked at that and there just isn’t enough room for the king mattresses.

Q: (Nestor – A5-46) Comment - suggest we have 3 microphones at next year’s meeting so we can all hear the questions and answers.

Q: (Hess – B5-51) After pets have been in the units, are the units cleaned extra special?

A: Yes, and we have sofa and chair covers that we put on the furniture.

New Business:

Consideration of the 2023-2024 Budget - President Helmick asked by a show of hands to vote for or against the budget. Two were against, and the rest were for; and the budget passed.

Election of Two Board Members:

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

Means – C1-47 nominated Jerry Helmick; seconded by Lister – B3-10.

 Means – D1-41 nominated Debbie Fortney; seconded by Roth – A3-24.

Metheny – F2-32 moved the nominations be closed; seconded by Means – D1-41; motion carried.

President Helmick asked for a voice vote on the two nominees. By unanimous vote, Jerry Helmick and Debbie Fortney were re-elected to serve on the board.

Door Prizes were given away. This year’s prizes consisted of ten unit giveaways to those who were interested in the drawing and willing to pay the maintenance fees, four 7-night stays at the resort, and six 3-night stays.

For the Good of the Organization:

* President Helmick announced the LOCHOA has just purchased a new outdoor smokeless Solo fire pit for the resort. It isn’t installed yet but will be located in the field below the swimming pool. It will sit on a pad with benches around it, and guests will be able to reserve it for two hour time periods by applying at the office. A sheet of rules and regulations will be given to them.

Q: (Martin – A6-38) How can it be smokeless if it’s burning and you’re getting smoke?

A: Its design is supposed to make it smokeless; and it will be located below the pool far enough away from the units that even if it did, it shouldn’t bother anyone.

Comment: (Nestor – D4-03) If you put your wood below the level instructed, there’s no

 smoke.)

Q: (Martin – A6-38) A lot of places make money selling firewood. Could we do that?

A: If we’re successful with people wanting to use the fire pit a lot, we will look into that.

* Comment from Homeowner - E2-29: Her family has used the walk-in clinic that is now open near the resort. There are registered nurses there and it’s wonderful. Could recommend it to anyone.

(B5-51) moved to adjourn; seconded by (B1-01); motion carried.