Land of Canaan Homeowners’ Association

Annual Meeting

Saturday, June 25, 2022

The Land of Canaan Homeowners’ Association (LOCHOA) held its 2022 annual meeting at the Steer Steakhouse in Elkins, WV on Saturday, June 25, 2022 at 1:00 p.m. Board members present were Jerry Helmick, Debbie Fortney, Lyda Lister, Matt Rizer and Connie Roth. Also present were Brittany Bennett, Resort Manager and Debbie Stevens, Broker.

Represented: Unit Weeks: 40 Attendees: 48 Proxies: 257

President Helmick called the meeting to order and asked for a moment of silence in memory of long-time LOCHOA Board Member and former President Skip Eller who had passed away since last year’s annual meeting, as well as, others we have lost in recent years.

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 F2-32; 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 Debbie Stevens with Steven’s Realty, for renting or selling their units, and gave them her web site of RusticRentals.net. Debbie herself came into the meeting in time to help answer questions:

Q: (Persinger – B5) How many units sold or rented in the last year?

A: Approximately 30 offered, 7 sold.

Q: LOCHOA has units for sale that have been turned in. Do we get to keep that money?

A: Yes, but there are usually back maintenance fees unpaid on those units.

Q: Why are private sales slower to complete than when the LOCHOA sells a unit?

A: When homeowners sell their units, a title search is usually needed and the buyer has to pay $100-$150 for it. The person selling has to pay for deed preparation and the deed to be recorded. When the LOCHOA is selling, usually there are no liens on units for sale.

Unfinished Business:

President Helmick asked if there were any other questions from homeowners, but there were none.

New Business:

Consideration of the 2022-2023 Budget - F2-48 moved to accept the budget as presented; seconded by C1-21; motion carried. E1-01 asked: Did the budget pass? A: Yes and there were 257 proxy votes as well.

Election of Two Board Members:

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

 D4-24 nominated Connie Roth; seconded by B2-27.

 D4-2 nominated Bill Tomblyn; seconded by B1-47.

 B2-27 nominated Jason Ely; seconded by D4-41.

 B6-47 nominated Robin Scotchell; second by A3-24.

C1-21 moved the nominations be closed; seconded by B3-10.

Ballots were counted in the room by Secretary Connie Roth and two homeowners attending the meeting. The two board members elected with this vote were: Connie Roth and Jason Ely.

Door Prizes were given away. This year’s prizes consisted of one week stays at the LOC resort; and for those interested and willing to pay the maintenance fee if won, giveaways of Red Units.

For the Good of the Organization:

* President Helmick announced the LOCHOA will be participating in Mountaineer Days at Thomas over the 4th of July weekend. Brittany and Board Member Matt Rizer will have a table/booth there, promoting and answering questions for the LOC resort. They will give away bottles of water labeled with the resort’s name, and some free week stays at the resort. We hope to do similar promotions at the Autumn Glory Festival in Oakland, MD and the Forest Festival in Elkins, WV. Anyone interested in participating and actively promoting the resort, let us know.
* President Helmick also announced the Board had decided in yesterday’s meeting to make the Land of Canaan a pet friendly resort. This will answer the requests of many homeowners and we believe will bring new business to the resort. A pet fee of $150 will be charged and strict rules for controlling the pets and keeping the place clean will apply. Questions were answered for B1-01 and D4-2, i.e., Q: does this mean service dog? – A: yes; and Q: what units are pet friendly? – A: Even numbered units.

Matt Rizer moved to adjourn; seconded by D4-42; motion carried.

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Jerry Helmick Debbie Fortney Connie Roth

President VP/Treasurer Secretary

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Matt Rizer Jason Ely, New Board Member Lyda Lister

LOC Utilities President LOC Utilities VP/Treasurer LOC Utilities Secretary