



MASSANUTTEN PROPERTY OWNERS ASSOCIATION, INC.

ROUTE 1, BOX 819, MCGAHEYSVILLE, VIRGINIA 22840 • 703/289-9466

LONG RANGE PLANNING COMMITTEE REPORT

January 12, 1988

The Long Range Planning Committee has had two meetings since the November board meeting. There were three major topics discussed at the December meeting of the Long Range Planning Committee including the Incorporation Study, the Charter Amendment and the open meetings schedule.

The Incorporation Study was put on hold after determining that this objective is currently unattainable. Although incorporating would apparently be financially beneficial the population density requirements at this time cannot be met.

With regard to the Charter Amendment, the L.R.P.C. discussed the notice requirements and votes necessary to pass the amendment.

The open forum Long Range Planning Committee meeting dates were established as the first Wednesday in January, April, July, and October at 7:00 p.m. Consequently, the January committee meeting was devoted to the exchange of ideas between property owners and the Long Range Planning Committee. Attendance at that meeting was relatively good with four association members attending the meeting. Several topics were discussed at the meeting including the possibility of constructing hiking trails on the project, voting procedures, covenant enforcement, and potential sources of revenue. The candid exchange of ideas and suggestions was encouraging and productive. The Long Range Planning Committee perceived this meeting as a very positive step towards community involvement and intends to pursue further the ideas presented at this meeting.

Respectfully submitted,

Jim Deskins, Chairman
Long Range Planning Committee

df

Massanutten Property Owners Association, Inc.

Route 2 Box 819, McGaheysville VA 22840 540/289-9466

Long Range Planning Committee Minutes February 11, 1998

Members present: Grover Jaeger, Lorie Merrow, Tim Fulk

Guest: MPOA Administrator, Carter Miller

The meeting of the Long Range Planning Committee was called to order by Grover Jaeger at 7:07 PM. In the MPOA conference room, a quorum was present.

The minutes of the prior meeting were approved.

Subcommittee reports: none reported on this meeting.

Open Forum: This meeting was an open forum. No guest were present. It was discussed that the open forum meeting would be posted in the Villager on the next date.

Old Business: Carter Miller advised that he has requested copies of the 87 through 97 expenses, 10 year budget, approved homes per year for the last 10 years, 10 year time share count and 10 year traffic count for review by the committee.

The MPOA Board of Directors has issued a mission statement for the Long Range Planning Committee. Copies of the plan will be distributed to the members in the near future.

New Business: The committee discussed the potential future sale of the resort by Great Eastern and what a possible sell out would mean to MPOA. Carter Miller advised that he believed the potential existed but that to his knowledge it has not been discussed. Great Eastern is believed to be the fourth owner of the resort and has held ownership for the past 13 years.

Carter Miller discussed the future of the water treatment plant and its current capacity. Grover Jaeger reported that currently the plant has approximately 1 million gallons of incoming and discharges approximately the same amount.

Lorie Merrow requested the status on future plans for Massanutten reverting to town status. Grover Jaeger advised that Tim Fulk and himself would be discussing this with an expert in the field in the near future and reporting the findings to the board. Carter Miller advised that a minimum of 3,500 residence is required before town status for the purpose of highway maintenance is considered. It was suggested that we consider waiting until the growth has reached 2,700 before we study this idea.

"One hundred word resumes of all candidates will be posted at the MPOA office and on Mail Station bulletin boards and be given to the Villager paper 30 days prior to the election date."

D. Miller indicated that the MPOA Board discussed this issue. There is a Nominating Review Task Force to review the process and make recommendations; they are seeking 7-9 MPOA members to join this group.

E. Jaeger seconded Semsch's motion (C. above) the group voted and the motion carried.

F. The visitors (Greene and the Millers) were interested and concerned about the possibility of Massanutten becoming a town; Semsch and Lorette gave some background based on their participation in the Governance Study Group. The primary point is that no such action will happen very soon and not unless there is approval by a majority of the MPOA residents and/or owners.

II. Future Board Actions: The anticipated split of the present Long Range Planning Committee into a newly chartered LRPC and a new Ways and Means Committee (as proposed by the Study Group - Committee on Committees) has not happened yet; current LRPC members will choose on which of the two committees they wish to serve.

III. Minutes: the minutes for the previous meeting were approved.

IV. Organization of LRPC for 1997-98:

- A. Chairman - Neatrour was elected.
- B. Secretary - Lorette was elected.

V. Subcommittee Reports and Related Business:

- A. Planning and Zoning - Semsch will serve as coordinator; Lorette and Pitts will serve as needed
- B. Roads and Improvements - Peer and Dunyak will continue to serve
- C. Fire and Rescue Substation - No new information was available

VI. Status of Service and/or Money-Making Ventures: No report

VII. Unfinished Business: None

VIII. New Business - None

The meeting was adjourned at 8:10 pm.

Respectfully submitted by Jan Lorette.

06-04-1997



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Long Range Planning Committee Minutes
December 7, 1988

The meeting was called to order at 7:00 p.m. by Larry Shifflett, chairman.

Members in attendance were: Michael Hellberg, Mike Hellberg, Jeanette Smith, Jay Veenis, Jim Watson, Virginia Miller and Larry Shifflett, chairman

- I. Jay Litten, MPOA Attorney, elaborated on potential for incorporation and the problems involved. Overview attached.
 - A. Thickly settled for requirement estimated at 720 people per square mile.
 - B. Basic incorporation benefits would include control through ordinances and zoning authority.

A more equitable distribution of expenses between developed and undeveloped lot owners could be possible.

Some financial benefits in the form of subsidies and purchase powers would be available.
 - C. Copy of overview of incorporation issues were left for review by Jay and copies will be mailed to all members.
 - D. Mike Hellberg made the motion that we continue to investigate feasibility of incorporation to town. It was suggested that we all review the information and develop a pro-con sheet for discussion as soon as possible.
- II. Gypsy moth information to be in Villager as to what local homeowners can do to protect their trees.
- III. Continuance of Long Range Plan, section B - roads, is under review by Mr. Myers including an evaluation of doing our own patch and repair on roads.

Adjournment



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Minutes Long Range Planning Committee
February 1, 1989

The meeting was called to order at 7:00 p.m.

I. Recycling Plan

- A. Values - newspaper .01/lb.; aluminum .40/lb ect. from Dave's Recycling
- B. Pick up points need to be convenient to residents such as mail stations.
- C. Package available with manuel and tape for \$80.00.
- D. Who would sponsor plan? Women's Group, etc.
Suggested we continue looking into a program.

II. Fiscal Plan

- A. Reviewed actual and projected.
- B. Suggested reserve funds be broken down for actual use actual areas as police cars, trucks, etc.
- C. Revenue Sources - Developer Contribution, Trash Collection, Retail sources, etc.

III. Pool

- A. Reserve Fund needs to be established for new pool which will be needed in future. Great Eastern is to contribute 50% towards cost on new pool if and when needed according to agreement.

IV. Incorporation Information

A. Pro

Revenue - more balanced
Ordinances - enforceable
Grants
Voting Power



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February 1, 1989

B. Con

Public Access of Roads
Gatehouse Restrictions
Incorporation Costs
Privacy

C. Need to confirm requirements

V. Agenda for March

A. Updated Financial Plan

B. Incorporation work session

Adjournment at 10:00 p.m.

Approved _____

Date _____



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LONG RANGE PLANNING COMMITTEE MINUTES
DECEMBER 6, 1989

Members in attendance were: Jim Watson, Jay Veenis, Charles Neatrou, Jeannette Smith and Ginny Miller. Ed Draper submitted comments regarding the property owners survey, to be presented in his absence.

Board member in attendance was: F. Wayne Bass

Administrator Myers gave the committee a brief progress report on the mini golf course. Dave met with the two chosen manufacturers, MGI and Lomma Enterprises. Additional site layout information will be sent to the manufacturers before bids and proposals are submitted to MPOA.

Administrator Myers reported that the issue of incorporation will be studied by Sharon White, a UVA doctoral candidate. Ms. White's thesis topic will be town incorporation, and Massanutten Village will be one of her case studies. Dave has scheduled a tentative meeting with Ms. White for December 18, 1989.

A final draft of the property owners survey was approved, and will be mailed to property owners with their annual assessment billing in January. The survey will be publicized in the December issue of the "Villager".

A letter from a property owner, objecting to the proposed hiking trails, was presented to the committee. The letter will appear in the December issue of the "Villager". The issue of hiking trails has also been addressed in the property owners survey.

New ideas for generating additional sources of revenues were presented by Jay Veenis and Jim Watson. The ideas included a miniature speedway and batting cages, to be located on the Wease property. Jay Veenis will investigate the proposals further and give a report to the committee.

There being no further business, the meeting adjourned.

Submitted by Ginny Miller, Acting Secretary



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Long Range Planning Committee
June 6, 1990 Minutes

The meeting of the Long Range Planning Committee was called to order at 7:00 pm by Chairman Jim Watson. Members present were Ginny Miller, Jeannette Smith, Jay Veenis, Jim Watson. Also present were Dave Myers, Andy Turner (MPOA Board Member) and John Brown - resident.

John Brown, who is a member of the Greater Rockingham Recycling Committee, was asked to speak to the Long Range Planning Committee about a plan for recycling in Rockingham County. The Recycling Committee is to make proposals for recycling to Harrisonburg and Rockingham County by July 1, 1990. There are four areas that the county wants addressed: Measurement, Education, Materials, and Marketing. Mr. Brown seemed to think that actual recycling programs would have to be initiated by individual localities, ie, Massanutten would probably be responsible for its own recycling project. A lengthy question and answer period followed.

Later in the meeting it was decided that Jim Watson and Jeannette Smith would investigate various recycling options and present them by the August meeting.

Jay Veenis said that he would have survey results by the July 11 meeting which is an open forum.

A brief discussion was held on the subject of incorporation. All committee members had received the introduction to the thesis on town incorporation that Sharon White is pursuing for her Masters degree at UVA. She is using Massanutten as a case study.

Chairman Jim Watson suggested that MPOA consider the possibility of obtaining the contract to manage Massanutten Villas Association (MVOA). MVOA is now managed by Ironwood Management. He indicated that managing MVOA could be a source of income for MPOA. Considerable research needs to be done on this subject. Dave Myers will have some figures for the committee by the August meeting. Discussion regarding the contract will continue in August.



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Long Range Planning Committee
Open Forum Minutes
July 11, 1990

The Long Range Planning Committee was called to order at 7:00 pm. Members present were: Chairman Jay Veenis, Ed Draper, Ginny Miller, Charles Neatrour, Jeannette Smith and Jim Watson. Also in attendance were Administrator Dave Myers and three residents.

Jay Veenis presented a computerized summary on the subject of a new pool taken from the property owners survey. Discussion centered on the possibility of user fees being established to help defray costs of maintaining a new pool or expanding the present facilities. Jim Watson suggested expanding the MPOA pool facilities by adding a new pool below the present one and at the location of tennis courts five (5) and six (6). Jim suggested that a plan be formulated by the next "Open Forum" (October) so that comments can be obtained from property owners. Dave Myers will present some costs of a pool expansion to the committee by the August meeting. Discussion about a new pool or expanded pool facilities will continue at the August 1 meeting.

There has been no change regarding the status of the study on incorporation.

Jim Watson reported that curbside bins for recycling would cost households \$30 for 3 bins. Further discussion about recycling options will be held in August.

Ed Draper brought up the subject of absenteeism at the Long Range Planning meetings and suggested that we meet on week-ends. This issue will be addressed in August.

Jay Veenis suggested that in the future, residents should be surveyed regarding increase in assessment fees.

The next meeting will be Wednesday, August 1 at 7:00 pm. The meeting adjourned at 8:15 pm.

Respectfully submitted,

Jeannette Smith