

YCHCHPOA MEETING AGENDA

August 3, 2021

Meeting to be held at Peel Home 4PM

1. Treasurer's Report
2. Old Business
 - a. Changes in By-Laws (**Should we form a committee to update and define**)
 - i. Assessment fees need to increase
 - ii. Interest rate to start Jan 1, 2022
 - iii. Improved lots (already in articles and bylaws- needs to be defined)
 - b. Update on present website
 - c. Dave – Update on Filings in Lieutenant Governor's Office and taxes
 - i. Articles of incorporation
 - ii. By-laws
 - iii. Filing taxes
 - iv. **Letter of good standing**
 - d. Barb will report - Finding out about road plots and government plots -Need to order maps from CADASTRAL
 - i. Ordered Y10 Cadastral map (\$15) owner informed me of question about property lines
 - e. Board members to create email addresses
 - i. **Owners have asked to get in touch with other board members**
 - f. Brian Facebook update
 - g. We agreed a letter needs to be written to Government and Public Works. Brian was going to work on ideas for this letter. (Road committee?)
 1. USVI Mapgeo shows improvements or buildings on lots H&C 3, 37, 110 YC 28
3. New Business
 - a. Update on road committee (Brian)
 - i. Report on what our insurance covers
 - b. Update on delinquents and liens (Barb)
 - i. Court VS collection Court can mandate interest once there is a finding
 - c. Email from Owners (Barb)
 - i. To be copied and filed under Property owners' files Drop Box
 - ii. File format Plot number with H or Y in front Last name Date topic
 - d. Barb's findings in DEEDS Office
 - e. Marne looking into Lawyers
 - f. Savings account
 - g. PayPal Discontinued - Zelle
 - h. prospect of paving the road from the mailboxes to the first intersection.
 - i. Who will be in charge of Agendas for future meetings?
 - j. Proxy votes
 - k. Next meeting date

Report from Barbara Peel for 8-3-21 meeting

Please refer to agenda;

Old Business

- Website - I have been in communication with Rick Starr (H72)
 - a. started 2013
 - i. Awkward site and hard to work with if not familiar
 - ii. I have not been able to login yet
 - iii. Do we want Rick to remain on website
 - iv. Newer website (WIX) will allow for mass mailings to communicate with owners
- Barb
 - 1 Recorder of Deeds – Spent 2 days 4 hours
 - a. Look into an annual subscription which I was told was \$150. When I went to register, I was told that it was \$750 so did not register.
 - b. PC – Photocopy of deed (only information that helped me was a last known address in some cases)
 - c. SD Subdivision – Each plot has its own page which records liens, deceased and such info (It is only recorded if filed) Nothing I looked up showed deceased or liens
 - d. Anything recorded in the books is prior to 2000 Anything on the computer is 2000 more recent.
 - e. Anything they could not answer I was referred to Cadastral
 - 2 called Cadastral and went in – Report
 - f. Motion to be made to get copies of all 44 waivers form deeds \$1/page
 - g. Motion to be made to get other maps for area (3 or 4) \$10 or \$15
 - h. Motion To be made to get copies of deeds for road plots

New Business

b. During our special meeting we decided to try collection agencies before court. In my research I discovered that we may want to file in court first. Once we have a decision in our favor, the judge can set an interest rate for the entire time the fees were not paid.