

VEPOA BOARD MEETING
April 29, 2021

Location: The meeting was held at the VEPOA Clubhouse.

Attending: Robert Leonard, Don Wilt, Gavin Hager, Joseph Arthur, Mark Thompson, Erica Martin, Bron Duncan, Al Higgins and Bobbye Carroll. Association Members Present: Karen Jeffery, Eric Camplin, Robbie Hallock, Geoff Orth, Marcia St. John, Bob Richards, Mark Brown, Patricia Points and Ken Brown.

Meeting opened: 7:03pm by Robert Leonard, President.

1. Approval of minutes

- Minutes from the previous Board Meeting of March 3, 2021 were reviewed prior to the meeting.

Motion to approve the Minutes – Mark Thompson. Second – Don Wilt. All Agreed.

2. Committee Reports

Treasurer – Don Wilt, chair

- As approved at the last meeting, \$35,000 was transferred to the Reserve account. \$15,000 from unspent funds from 2020 and \$20,000 from budgeted 2021 funds.
- Dues from 19 property owners were received since the last meeting. At present 93% of dues have been collected.
- First and Second Past Due Notices were mailed. Due to Covid-19 no penalties were assessed. A Third Past Due Notice will be sent in May.
- As of 4/29/21 the Current Account Balance Totals are \$226,15.59 Checking: \$56,964.88 Reserve: \$135,490.42, Savings: \$33,150.29, Debit Card: \$ 500.00.
- Membership cards were mailed out on 4/12/21 to all property owners in good standing. The boat ramp lock combination will change on Saturday, May 1st.
- The renewal application for DPOR was mailed too early and will be resubmitted in May.
- In June Final Overdue Notices with Lien notification will be sent via certified mail. The VA DPOR License Permit will be posted at the pool.
- In July liens will be prepared for the Vice President to file at the Courthouse in Bedford.
- At this time the budget is on track as projected.
- **Motion to accept the Treasurer's report – Mark Thompson, Second – Al Higgins. All Agreed.**

Compliance Committee – Gavin Hager, Vice President

- The financial accounts were reconciled with no discrepancies noted.
- VP Hager will begin evaluation of the Covenants, By-Laws and the Architectural Guidelines to ensure standards are the same across all three documents.

Secretary – Bobbye Carroll

- An explanation of the role of the Department of Recreational and Occupational Regulation (DPOR) was presented. Licensing is regulated by DPOR through the Common Interest Community Board (CIC). VEPOA is a member in good standing with CIC and as such we are required to follow regulations. CIC specifies the contents of our disclosure packet and also the

limitations we may establish affecting use of lots and common areas. Periodically DPOR/CIC sends out a memorandum with updated information regarding the information our disclosure must include. The most recent additions include statements on solar panels, flags and political signs.

Architectural Committee – Joseph Arthur, chair

- A request for grading a lot on Wagon Wheel was approved.
- A request for construction on Land Harbor Lane was approved.
- A request for clarification on a drainage ditch and construction of a dock was submitted for a lot on Little Creek.

Communications Committee – Erica Martin, chair

- Several additional VEPOA community members were added to the email list. Currently the email notifications are sent to 149 individuals.
- If a member would like to receive email notifications, permission to be added to the list must be sent to: [<vepoacommunications@gmail.com>](mailto:vepoacommunications@gmail.com)

Pool Committee – Al Higgins, chair

- No new regulations regarding pool use restrictions due to Covid-19 have been published by the state. The chair will continue to monitor for any changes.
- The chair showed plans for the addition of stone from the parking lot to the pool to our local Fire & Rescue. They did not have any issues regarding impeding emergency access to the pool. An approximate cost of the stone has been obtained. It is possible there will be stone available for use from the boat ramp area due to the paving project.
- Purchase of a locker for the pool cover is on hold until the cover has been removed for the season. Once the cover has been removed an accurate measurement for the locker will be available.
- Funds to paint the Clubhouse are available to purchase the paint and other materials. Volunteers will be enlisted to provide the labor.
- The chair plans to purchase new furniture for the pool.
- The chair was asked to consider replacing the benches at the courts as they are unstable.

Grounds Committee – Mark Thompson, chair

- The survey of the boat ramp area was completed. The amount of shoreline would enable VEPOA to have 2400 square foot of dock. Several community members provided input on the addition of dock space that would allow for 4 day dock spaces.
- The chair is in the preliminary stage of discussing a dock proposal with Plyler Homes and Docks. The chair predicts any construction will be several years out.
- The existing dock will be repaired with volunteer labor this year.
- A light pole was installed at the boat ramp. An electrical cable was installed to provide electricity to the light and a gate at the top of the boat house road. An electrician is scheduled to put in the box.
- A discussion was held regarding the proposed gate at the top of the Boat House Road. Electrical lines are in place and a quote was obtained for a gate operated by remotes. A gate controlled by a key pad was ruled out but consideration was given to either use of remotes or a swipe card to open the gate. The chair was only given a quote for a gate operated with a remote.

Motion to move forward on the gate operated by remote as quoted and the purchase of 50 remotes – Al Higgins, Second – Don Wilt. All Agreed.

Roads Committee – Bron Duncan, chair

- Snow was removed once this year.
- A ditch was patched with the help of a VEPOA volunteer.
- The moss on Little Creek was treated with a moss remover, then again with a bleach solution.
- The sections of road on Little Creek and Woodley that are heaving from tree roots were evaluated. The chair recommends waiting to treat the cracks until the road needs to be repaved. A suggestion was made to fill the cracks with filler.
- The chair was asked to evaluate a timeline for repaving Wagon Wheel.

3. Early Arrangements for Annual Meeting

- The Annual Meeting is scheduled for June 5, 2021. Due to safety issues related to the Covid-19 virus the picnic following the Annual Meeting has been canceled. All Committee Chairs and the Treasurer are expected to report during the meeting.
- A Newsletter with the Annual Meeting Notice will be sent out with any items requiring a vote by the membership. Committee Chairs were asked to submit a report to include in the publication.
- Terms are expiring for Bron Duncan, Don Wilt and Bobbye Carroll. The term is also expiring for Mike Gallogly on the Architectural Committee.
- Bob Richards has agreed to head the Teller Committee.
- A Board meeting will take place immediately following the Annual Meeting.

4. Old Business

- As discussed earlier in the meeting the Vice President, along with a small committee, will review VEPOA's governing documents to ensure they meet Federal and State Law and are consistent across the various documents. The Board does not have plans to change the Protective Covenants. The committee will also review which board member will be responsible for addressing violations. Currently the Architectural Committee addresses all violations.
- The President has identified 2 lots off Little Creek that, if purchased, would be appropriate for creating additional boat storage space.

5. New Business

- No date has been set for participation in the annual Shoreline Cleanup.
- The Board was asked to review the proposed schedule of future meetings. Any changes with the schedule will be addressed at the meeting following the Annual Meeting.
- Committee Chairs were asked to update the list of their respective committee members.
- A concern was expressed regarding addressing the drainage issue on Little Creek.

7. Next Meeting

- The next Board meeting is scheduled for June 5 immediately following the Annual Meeting.

10. Adjournment

- There being no further business, Robert Leonard moved to adjourn the meeting. Mark Thompson seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:11pm.

Respectfully submitted,
Bobbye Carroll
Secretary