

VEPOA BOARD MEETING
June 5, 2021
(Directly after Annual Membership Meeting)

Location: The meeting was held at the VEPOA Clubhouse.

Attending: Robert Leonard, Gavin Hager, Joseph Arthur, Mark Thompson, Erica Martin, Bron Duncan, Al Higgins, Eric Camplin, Karen Jeffrey. Association Members Present: Bob Richards, Mark Brown, Patricia Points and Ken Brown.

Meeting opened: 2:30pm by Robert Leonard, President.

1. **Approval of minutes**

- Minutes from the previous Board Meeting of April 29, 2021 were reviewed prior to the meeting.

Election of Officers

President – Robert Leonard

Treasurer – Karen Jeffrey

Secretary – Eric Camplin

Motion by Al Higgins, Mark Thompson seconded; Passed.

Appointment to Committees

Pool – Al Higgins

Road – Bron Duncan

Architecture – Joseph Arthur

Communications - Chris

VP and Compliance – Gavin Hager

Grounds – Mark Thompson

Compliance –

Gavin stated that there are several things to be added to our guidelines in order to comply with federal and state regulations.

Examples of these are Political signs and solar panels

There will be a meeting with Gavin, Eric, Joseph to review and establish a first cut for these guidelines.

Also, there are items that do not jive between our covenants and guidelines. These need to be reviewed and revised to keep in synch. The covenants are the driving force.

Committee will keep in mind what can be made clear, easy to enforce, and good for the members. Also what belongs in the Architectural Guidelines and what does not.

Gavin would like to look at removing the box for real estate listing or just leaving maps in the box.

New Business

New boat storage – we have been looking at lots for this.

There was a discussion about rules around the Association buying property.

Discussion about, charging for existing and new boat storage which would help defray the costs of the new lot. This would be a nominal fee – perhaps \$10/month, to be paid a year in advance

Robert will give a communication to Chris for this saying he was planning on bringing this up.

Chris will send an email to all members.

Al was not in favor of this policy – discussion ensued.

Mark Thompson

Mark kicked off a discussion about adding/modifying docks at our boat launch. It has been very difficult to get any vendors to come out to provide estimates.

New docks for 4 boats would cost somewhere in the vicinity of \$40,000

We also discussed the possibility of enhancing the existing ones for now.

Wagon Wheel Trail – we need to get quotes do the needed maintenance.

Bron will look into this.

Al

Paving – can we get the stone from there and brought to the pool area parking lot to be used for access paths near pool

Al would like to spend the rest of \$2000 for furniture.

Bank account – access to account for the board members. Board members that need this access (Robert, Karen, Eric) need to go to Atlantic Union Bank to fill out paperwork.

Al – Clubhouse – who's responsibility?

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.

7. Next Meeting

The next Board meeting is scheduled for September 23, 2021- probably at Water facility
Board meetings are on Thursdays

10. Adjournment

- There being no further business, Robert Leonard asked for a motion to adjourn the meeting. Eric Camplin so moved. Mark Thompson seconded the motion. The motion passed unanimously. The meeting was adjourned at 3:38pm.

Respectfully submitted,
Eric Camplin
Secretary