

VEPOA BOARD MEETING

September 23, 2021

Location: The meeting was held at the VEPOA Clubhouse.

Attending: Robert Leonard, Gavin Hager, Joseph Arthur, Mark Thompson, Bron Duncan, Al Higgins, Eric Camplin, Karen Jeffery. Association Members Present: Bob Richards, Don Wilt, Bobby Carroll, Chris Mandeleris, Rick Scranton.

Meeting opened: 6:30pm by Robert Leonard, President.

1. Approval of minutes

Minutes from the previous Board Meeting of June 5, 2021 were reviewed prior to the meeting.

Robert asked for a motion to approve minutes. Motion by Mark Thompson, Bron Duncan seconded; Passed.

Treasurer – Karen Jeffery

Karen Jeffery distributed financial reports to board and review each section

See attached documents for full report

Other highlights:

- Karen stated that we are on track to be under budget for this fiscal year, barring any large unforeseen repairs
- We have a member in bankruptcy and 2 additional delinquent accounts.
- Review budget process and reminded each of the chairs that they should submit their individual budget packets by October 11.
- Don Wilt was appointed to the Finance committee; he accepted the position.
- The board thanked Karen for her smooth transition in taking on the chair role.

Robert asked for a motion to accept Finance Report; Mark moved, Eric seconded; passed.

Robert asked Geoff Orth to address the board as he needed to leave the meeting and he had a few announcements.

Geoff:

- Road cleanup is slated for October 16th – please contact Geoff to sign up. We will meet at the gate at 9am. This should take about 45 minutes. Looking for 12 – 15 volunteers.
- A note on Communications: Geoff said that Kathy Orth is looking for content – summer activities, pictures/articles. Submission to Kathy is to be in by October 2nd.

Compliance – Gavin Hager

Gavin Hager and Joseph Arthur have been meeting to sync up the VEPOA Architectural Committee Guidelines to assure that they comply with the covenants as well as government regulations. They presented a first draft with quite a bit of thought and work involved. All Board members were given a copy of the first draft for review. Gavin explained the process that he and Joseph used and the details of the draft. After the Board has reviewed, Gavin requested that they present their comments. State DPOR has issued a document that specifies what items need to be addressed in our disclosure packet.

Some we have not addressed in any documents (e.g. Solar panels, Flags, Signs / Political Signs). The general direction of the committee is to pre-approve when possible, then, if followed, Committee does not have to interfere. Same with trees (e.g. Scrub pines).

Once this draft document is complete it will be distributed to board for comments and approval. At this point, the Architecture and Compliance committees will finalize.

There are some things in the ARC Guidelines that are not listed as ARC duties in the covenants. Looking at moving them to a separate section and removing them from duties of the ARC and making them Board Duties instead. Items that may possibly need to be addressed by the board include: Storm Drains, Greenbelt crossings, Combining lots.

Also, we need to start to look at “use” of properties, such as business use or construction equipment.

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

Architectural – Joseph Arthur

Architectural Committee has been addressing common questions/issues such as:

- Driveway signs
- Driveway extensions
- Decks

Bron Duncan brought up the fact that he'd like to remove the solar panels near his driveway and replace them with new solar panel technology on his roof. Joseph will call him to discuss.

There was also a complaint from neighbors regarding debris left at lot #108 on Indian Ridge. Joseph and Robert will need to see lot lines to ascertain what can be expected to be done.

Talked about disclosure packets. Selling realtor requests these. There is a \$100 fee for these packets. This is important in these situations, so that a contractor does not start work before being able to see the guidelines that are in the packet. Bobbye mentioned that the buyers/sellers can state that they do not want one of the packets. We may need to create a document/agreement that they need to sign saying that they will still abide by the guidelines set forth in the packet.

Pool – Al Higgins

- Siding on the pump house is planned for 2022; Al will send needs to Karen for budgeting purposes
- Power washed the pool deck
- Bought 2 chaise lounges; inspected other furniture to assess whether it's good for next year

Grounds – Mark Thompson

- Boat ramp work is complete; was slightly over budget
- Good reactions to the boat ramp, people feel it is easier and much better appearance
- Suggestion to identify where vehicles/trailers should park if leaving vehicles while boating;

Mark said he would have a drawing/map put up to identify this.

- Mark addressed modifying the existing boat dock – discussion followed. Additional dock space would entail a 3-sided floater that would surround the existing stationary dock.

- Mark requested a quote from Plyler, but they did not respond. He then contacted Turner and they gave an estimate of \$44,000.

- Also, repairs to the existing floater would be approximately \$3000.

- Other discussions were around the need or desire to add dock space to the boat launch area. Chris Mandeleris asked why it is needed. He was also concerned about people coming in off the lake and also about members parking there overnight. Rick Scranton said he uses it often to allow him to run up to his house for lunch, etc. We will continue to research options and costs.

Roads – Bron Duncan

- Work has slowed a bit on the road patching. Hot weather made it more difficult. Bron will resume this work.

- Bron has had to remove several limbs from the roads. Mark Thompson will write a letter to members to help by removing trees that appear to be dead or ready to fall into the roadways.

- Plans for Wagon Wheel resurfacing – Bron has gotten 2 quotes and distributed them amongst board. Will continue to inform us on going forward. If we decide to move forward this will need to be in the budget process by October 11.

- Bron is getting quotes to remedy the roots in the roads on Woodley and Little Creek.

- Will continue working on the moss/mildew on Little Creek. Don Wilt mentioned that he thinks it may even be breaking up the road surface.

Old Business

VEPOA governing documents – we will continue to move forward on compliance and synchronization of Covenants and Guidelines (see above). Being worked on by Gavin and Joseph. Taking input from Board, then input from members as well.

New Boat Storage Lots are being considered; looking to purchase lot(s) for this purpose. A storage fee is being considered that would be \$120/year. Fees will be charged on January 1st each year with annual dues but will be a separate invoice. Refunds would be considered quarterly. Robert requested a motion to approve this idea. Bron moved; Eric seconded. Passed with one dissent: Joseph Arthur. Joseph said he'd like to look more into how the funds would be used to pay for lots.

New Business

Al Higgins brought up the need for culling the deer in VE.

Member to address Board: Rick Scranton – 5 comments

1. Rick feels that he has water runoff from Indian Ridge since it was resurfaced. He would like it remedied. Mark, Bron and Robert will investigate.
2. Since Rick had a letter warning him of having too many trailers, he did some research and found several other residences where there are several trailers/other. He would like to know if they also were warned. He gave some addresses and these will be

- looked into.
3. Sheds – basically same issue as above. Owners are told they could not have sheds and yet there are those that do. Need some background on this.
 4. Remotes – Rick asked, since he has 2 lots, if he can have 2 remotes. This is not the policy. The idea is to keep the number of remotes to a minimum as the gate/remote idea was to keep the area secure and to not allow giving access to non-VE residents.
 5. Rick mentioned that there was a member who had both a boat (on trailer) and a jet ski in one parking spot in one of the VE lots.

End of Terms coming in June:

Robert Leonard - President
Chris Nielsen – Communications
Al Higgins - Pool

We need volunteers for the board

Holiday Party:

- Social committee checked on restaurants/other locations. Membership did not respond with enough interest. For now, party is cancelled.
May get together informally.

- Gavin again asked the board to read through first draft of Arch Guidelines and get back to him.

Next meetings: Next meeting is December 1st, at the Moneta Library. Following meetings are scheduled to be March 3, April 28 and June 4 (with Annual Meeting)

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 8:38pm.

Respectfully submitted,
Eric Camplin
Secretary