

VEPOA BOARD MEETING

Annual Meeting

June 5, 2021

Location: The meeting was held at the VEPOA Clubhouse. Meeting called to order at 1:04

Attending: Robert Leonard, Gavin Hager, Joseph Arthur, Mark Thompson, Bron Duncan, Al Higgins, Don Wilt, Erica Martin and Bobby 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: 1:04pm by Robert Leonard, President. Mr. Leonard check with Bob Richards to assure meeting had quorum. We did have quorum.

Approval of minutes

- Minutes from the previous Board Meeting of July 11, 2020 were reviewed prior to the meeting.
 - Mark T motioned to approve minutes; Don Wilt seconded; Passed.

Robert thanked all committees in general for all their work throughout the year.

- Thanks to Bob and Mona Richards and the Teller Committee for their diligence and hard work on the Pool area and maintenance.

- Robert asked to approve Chris to replace Erica Martin as Communications Chair
Moved by Mark Thompson, Seconded by Al Higgins, Passed

Jennifer Thompson – new neighbors

Jennifer welcomed and introduced and reviewed information on each of the new association members since the last annual membership meeting.

- Greg & Jan
- Anthony and McKayla
- Robert and Mary Hays – Camelot. Zach and Rebecca renting
- Mike and Shapa Coat – Skydome
- Mary White

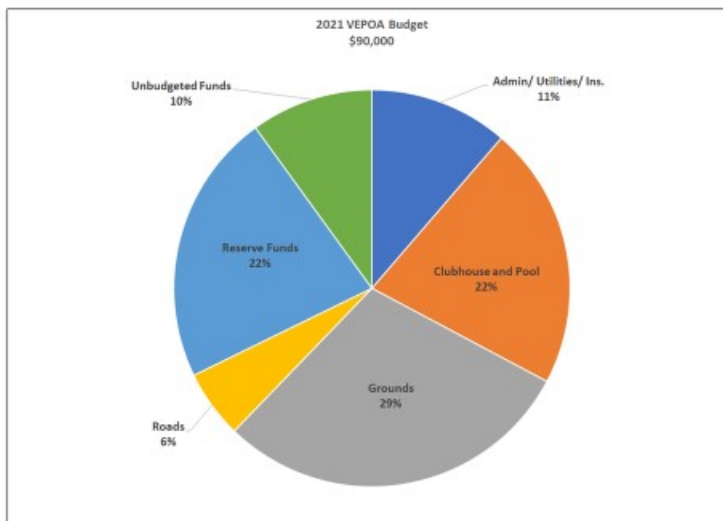
State of the Association – Robert Leonard

- Robert expressed his (and all residents’) appreciation to our Board members and all of their volunteers who have worked tirelessly to make Village East the community we enjoy today.
- We have all noticed the work you do.
- Our community has made great strides in maintaining and improving everything in Village East.
- This past year was a real test in resident’s participation.
- Without time donated to monitor the health and safety of pool participants, we would not have had a pool season.
- Without the respect displayed for one another’s safety, we would not have had any summer activities.
- Without the concern for our neighbors, some of our residents may have had to endure the pandemic alone.
- Our surroundings and amenities make Village East a great neighborhood. The residents of Village East make the neighborhood a great place to live.

Committee Reports
 Treasurer/Finance – Don Wilt
 - See attachment

2021 VEPOA Operating & Maintenance Budget

	2021 Budget
Budget Income	\$ 90,000
Budget Expenses	
Admin	\$ 10,200
Clubhouse	\$ 3,750
Pool	\$ 15,550
Grounds	\$ 26,500
Roads	\$ 5,000
Total Expense Budget	\$ 61,000
Net Income	\$ 29,000
Sweep to Reserve Account	\$ 20,000
Unbudgeted/ Contingency Funds	\$ 9,000



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Motion to accept Treasure’s Report – Bron Duncan moved, Mark Thompson seconded. Motion passed.

Compliance – Gavin Hager

- Quiet so far
- Gavin has been reviewing insurance policies on buildings in general, and specifically on replacement coverage
- Has found that all policies reconcile to our needs with no issues or discrepancies
- We have a property owner with a pending bankruptcy. We are awaiting results (long-term process).
- Stated review of By-laws/Covenants/Guidelines. Need to review Architectural Guidelines documents to assure they comply with Covenants.

Pool - Al Higgins

- Thanks to Bob and Mona for all their hard work; Marcia for help with flowers around pool area; Don for being responsive when funds are needed.
- Pool is open on regular schedule
- Asked members to be sure to close umbrellas when leaving
- Need pool monitors to stop by 2 – 3 times per day and check for association pass
- Projects completed:
 - Patched, washed and painted entire clubhouse with the help of several volunteers
 - Removed cover with volunteers; avoided cost of having vendor do the work; Cost savings used to buy furniture and locker for pool cover
 - Purchased enough chlorine last year that we will not have to buy more this year.
 - Will try to close pool with volunteers also, saving more money.
 - We are considering rerouting fence so that the walkway and pump house will be inside.
 - Surface of deck – stairs were not originally included. Would like to paint a similar color with no skid paint

Grounds – Mark Thompson

- Benches near tennis courts need to be fixed
- Mark thanked volunteers for taking the dead tree from the corner of the pool grounds
- Trimmed limbs and took out several downed trees
- Completed road cleanup
- Put in electric power to light pole near boat ramp (trench dug by volunteers)
- Barrier gate is on order – remote control will be used to cut down on misuse of boat ramp. Chain can also now be taken down.
- Need to work on repairs to boat dock. It is currently unsafe.

Roads – Bron Duncan

- Patching holes in shoulders (help from volunteers)
- Killed moss on streets
- Working on new method to fill cracks in roads – uses a blow torch to heat patch material
- Arranged for snow removal should it be needed
- Painted speed bumps
- Road to be paved to boat ramp on June 14th. Rick Carrol asked for a speed bump to be included.
- Wagon Wheel – needs to be paved – looking to 2022.

Architecture – Joseph Arthur

- No new homes built this year
- Have had to address some drainage issues – all have been dealt with successfully
- Had one retaining wall approved and built
- Have had several tree removal requests
- Working with Gavin and small committee to synchronize Architecture Guidelines and Covenants

Communications – Erica Martin

- Roles and Responsibilities
 - Send out email communications to all members
 - Work with new people as they come to VE. Work with Jennifer Thompson to welcome new neighbors.
 - Kathy Orth does quarterly newsletter
 - Answer any questions from members if possible; forward to appropriate board member if not
 - Have now created electronic (pdf) directory and updated website
 - Erica is stepping down at next meeting – Chris Neilsen will take over this role

Social Committee – Jennifer Thompson, Valerie Leonard, Karen Jeffery

- Trying to reinstate Bunco
- Possibly reinstating monthly dinners
- Working on Christmas party

Election of Officers – Ballot: Don Wilt (Treasurer), Bobbye Carrol (Secretary) have completed term

President – Robert Leonard

Treasurer – Karen Jeffery

Secretary – Eric Camplin

Karen Jeffery and Eric Camplin each introduced themselves to the membership.

Motion by Al Higgins, Mark Thompson seconded; Passed.

Motion to accept Bron Duncan for another term as Roads Chairman: Chris Mandeleris moved; Eric Camplin seconded. Passed.

Appointment to Committees

Pool – Al Higgins

Road – Bron Duncan

Architecture – Joseph Arthur

Communications – Chris Nielsen

VP and Compliance – Gavin Hager

Grounds – Mark Thompson

Appointment to Architecture Committee: Joe Roads; all agree.

New business

Requests to address the board

Chris Mandeleris:

- Thanked board for keeping the community in such good shape
- Chris is against the idea of adding new day docks at the boat launch site; does not want to see overnight parking of boats
- No “patrol” for those who are using day docks, that are not community association members
- Feels like there would be additional cost factors

- We should look for other water access points, for example, there are pylons in the water near Leonard’s house on Wagon Wheel, but there is no dock there

- We can consider better access to dock on Little Creek
- Can also do additional tie-offs on existing dock near boat launch

Rick Scranton

- Would like off-water owners to be considered

Pat A:

- Entrance wall and sign at the entrance of the subdivision is covered with mildew. Request to have it power washed.

Old Business

- Social Committee is looking to get things up and running again as we come out of COVID restrictions

New Business

- Erica is stepping down as Communications chair (Chris N has volunteered his services to fill in)
- Chris will need to be approved at board meeting
- Committee Chairs were asked to update the list of their respective committee members.
- Architecture guidelines – Joseph talked about the fact that there are some guidelines that are outdated; some that are no longer allowed by state mandates and need to be reworded or even changed.
- Covenants: any changes to covenants must be approved by a 2/3 vote of the VE membership. Guidelines must not go against these Covenants, but can be altered by Architecture committee. Gavin and Joseph will be working on this in the coming months.

Adjournment

- There being no further business, Robert Leonard asked for a motion to adjourn the meeting. Al Higgins so moved. Mark Thompson seconded the motion. The motion passed unanimously. The meeting was adjourned at 2:20pm.

Respectfully submitted,
Eric Camplin
Secretary

Attachment 1: Financial Summary

VEPOA Financial Summary

2020 Year in Review

- \$59,850 Operating and Maintenance Budget – Finished 7% below budget
- \$35,000 Funds transferred to Reserve Account for Capital Improvements
- \$36,970 Capital Improvements Funding Spent (10% above budget)
 - Pool Deck Resurfacing
 - Clubhouse/ Pumphouse roofing and gutters
 - Clubhouse Renovation

2021 Financials

- \$61,000 Operating and Maintenance Budget (see Pie Chart other side)
 - Includes clubhouse painting and new pool furniture
- \$20,000 Budget for Reserve Account for Capital Improvements
- \$ 9,000 Unbudgeted/ Contingency Funds
- \$40,000 Capital Improvements
 - Boat Ramp Area Paving
 - Boat Ramp Access Gate and New Lighting

- Account Balances

	<u>End of 2020</u>	<u>Current (6/1/2021)</u>
Checking	\$ 16,534	\$ 53,256
Reserve	\$100,488	\$127,817
Savings	\$ 33,149	\$ 33,151
Debit Card	<u>\$ 500</u>	<u>\$ 500</u>
Totals:	\$150,671	\$214,724

Observations

- Strong Financial Position – conservative approach to financial management
 - Maintain 10% within annual operating budget for unanticipated expenses/ income shortfall
 - Budget \$20,000 each year to Reserve Account for capital improvements
 - \$10,000/year escrowed for road maintenance
 - Remaining end-of-year O&M funds swept to Reserve Account
- Cost savings continues to be realized through active community involvement