

VEPOA BOARD MEETING

April 28, 2022

Attending Board members: Robert Leonard, Gavin Hager, Joseph Arthur, Karen Jeffery, Chris Nielsen, Mark Thompson, Eric Camplin, Bron Duncan. **Community members:** Bob Richards, Kathy Orth, Geoff Orth, Kim O'Brien, Gary Teter.

Location: The meeting was held at the VEPOA Poolhouse.

Meeting opened: 7:00pm

Approval of minutes

Minutes from the previous Board Meeting of March 2, 2022, were reviewed prior to the meeting.

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

Treasurer - Karen Jeffery

- Karen provided documents associated with her report. See attached for details.
- Needed to take a vote to approve moving the remaining Boat/Trailer lot rental payments to Reserve Account for Trailer Lot Escrow (this will be about \$360)
 - Eric moved to approve, Bron seconded; motion passed.
- Received 19 property owners since last meeting. Second notices sent to delinquent owner accounts. See report for breakdown.
- In May, Karen will need to our renewal application to the DPOR for our License Permit.
- Legal expenses are up for board due to our transition to new law firm, as well as, cleaning up VEPOA documents and compliance. (Karen noted that the hourly fee rates for our new attorney's office are \$350 for partners, and \$150 for paralegals.

MOTION to approve the Treasurer Report by Bron, 2nd by Chris; Motion passed.

Vice President – Gavin Hager

As discussed in the March meeting, Gavin received an Amendment to our bylaws from Steven Moriarty (attorney) regarding Road Impact fees. He reviewed the Amendment with the board and handed out the current proposed changes. The amendment discusses the wording of Article VII in the Bylaws that states that the board can assess a Road Impact Fee that it determines to be "adequate, reasonable and justified."

MOTION to approve Amendment that was drawn up by Steven Moriarty, Council adding this language and the \$2000 fee was made by Karen, seconded by Chris. Motion passed.

Gavin said we also need to clean up a few things in both the Architectural Guidelines (same tree there twice) and the Bylaws (Section 15 is there twice).

Architectural Committee – Joseph Arthur

- There has been several lots sold lately with the intention of building and each of these need to have plans reviewed (3 lots – one on Indian Ridge, two on Camelot. One more coming on Indian Ridge). Joseph is doing his best to keep up with these requests; he is working to get

comments returned within 1 – 30 days.

- There are drainage concerns on Bacova which Joseph is looking into.

Pool

- The recirculation pump was started, the water looks pretty good.
- Cover has been removed by our vendor, as well as other opening tasks – Donnie. Bob will send invoice to Karen.
- We are looking to replace a few pieces of furniture for pool deck. Looking at Moneta Farm and Capps.
- Need to shock pool to get to needed clarity. Bob talked about a possible shortage of chlorine shock. Will look at possible sources.
- We need to figure out a better place to store chlorine. Discussion of possible solutions, such as adding to the pump house.
- Next fall will once again buy chlorine tabs for the following pool season.
- Need to find volunteers to monitor the pool when it opens. Mark Barillaro has offered to do this. This is also related to finding a new board member to replace Al Higgins as the Chair of the Pool Committee.

Communications

- Chris is waiting to train new board member that becomes Communication Chair.
- He has set things up so that the required tasks are very straight forward.

Grounds – Mark Thompson

- Mark reported that cleanup/repair of several posts along Hickory Cove Road has also had the benefit of being able to clean up around those fence lines.
- Mike Galooly needed two trees removed.
- Mike Fitzpatrick had requested a remote for the boat launch. Mark asked him to remove some construction debris around his home that has been there for years.

Roads – Bron Duncan

- Bron reported that there are still root issues on Little Creek and Woodley. These need to be considered for repair work.
- Mark T brought up Wagon Wheel Trail maintenance. He would like to see that prioritized.
- The board agreed that the roads should be assessed as to which areas that need work and then to prioritize that work.
- We have an issue with the school bus routes and where parents are waiting for their children. People from other subdivisions are parking on Indian Ridge near the entrance to VE. This poses a danger in coming to that intersection. We need to come up with an alternative that is safe for the children, cars, VE residents and buses.

Secretary – Eric Camplin

- Eric, Karen, Gavin and Joseph have reviewed all documents that are included in our “POA Packet” for the purposes of compliance, completeness and ability to streamline. We would like to make the package electronic in delivery as much as possible.

- We will work with our attorney to insure that any changes are compliant. Eric will talk to several other groups, including HOA's, Title Companies and Realtors to see what best practices are.
- Target for end of summer to get this completed.

President Comments/Reminders – Robert Leonard

Early Annual Meetings arrangements: Board members were asked to consider if they would like to reinstate the picnic along with the annual meeting.

Date of Annual Meeting is Saturday, June 4, 2022. Robert asked that all Committee chairs ensure they will be in attendance to address the membership.

Our spring Newsletter will have an Annual Meeting Notice and any items requiring membership vote. The Newsletter will also include nominees for upcoming vacated Board seats (terms are expiring for Robert Leonard, Chris Nielsen, and the seat vacated by Al Higgins).

Annual meeting Notice: With 3 board vacancies to fill board members were asked to suggest replacement.

Old Business

All old business items were covered in the Reports.

New Business

The Spring Newsletter will go out the week of May 16th. It will include:

- President's Letter
- Requests for Pool monitors
- Grounds and Roads report
- Information on the Annual Membership Meeting
- Proxy for new board members

Gary Teter brought up the addition of a Dog Park in Village East. This has been brought up to the membership in years past and not found to be a priority. However, the issue can be brought up again. There will be a survey sent out to the membership to see if there is interest. Gary will form a committee to work on this.

Mark Thompson said he would like to order additional remotes for the gate to the boat launch due to the fact that more people are requesting them. Also, there has been some trouble getting the remotes back from members who have sold their home. Would like to order a case (48 units) at a cost of \$1600.

There was a complaint from a home owner regarding the light at the dock. Mark will look into this.

Next meeting is scheduled for June 4 and is our Annual Membership Meeting. It will be held at the clubhouse at 11am, followed by a Membership Picnic.

Adjournment

Eric motioned to adjourn the meeting at 8:45p. Bron 2nd. All agreed.