

VEPOA BOARD MEETING

March 14, 2024

Attending Board members: Eric Camplin, Karen Jeffery, Phillip Pierce, Joseph Arthur, Mark Thompson and David Horn. Mark Brown, Erica Martin and Bron Duncan not in attendance.

Community members: Attendance not taken

Location: The meeting was held at the Regional Water Authority.

Meeting opened: 7:02 PM.

Introduction of the new pool maintenance leader

Jon Mattox introduced himself, discussed his plans for maintaining the pool

John and his wife Angel are both Bedford County employees:” John leading criminal investigation and Angel in charge of part term rentals.

Approval of minutes

Minutes from the previous Board Meeting: Eric asked for a motion to approve minutes.

Motion by Mark Thompson, Karen Jeffery seconded; All approved.

President’s Remarks

New residents, Billy and GG Wagner introduced.

Newsletter will resume soon. Until it’s available, Eric will send an email.

Marcia St. Clair and Jennifer Thompson lauded for welcoming new residents.

Three board openings: Eric Camplin, Bron Duncan and Karen Jeffery terms expiring. Eric will run again. Others interested should contact Eric or David Horn.

Signs, posters and flags are not permitted. Election focused are permitted 60 days prior to the election and 30 days following.

Reports

Treasurers Report – Karen Jeffery

End-of-year budget came out in the black, even with unforeseen expenses. 2024 Budget analysis provided.

Tree work was performed using preapproved funds.

Contingency funds finished \$7142 in the black.

VN legacy property elected to continue as a VN Associate member, and was billed as an ongoing member.

The board affirmed an update to the VN Associate Membership Contract & Amenities Rules/Requirements (last version 2020).

VE had a tax bill for the first time in several years due to interest bearing accounts now in use. Accounts are maintained at Atlantic Union Bank. Accounts were combined to optimize return.

Note: board authorization of these changes were approved by email polling. All board members were in agreement.

Karen requested board approval of \$33,000 transfer from checking to reserve savings.

Motion to approve by Mark Thompson, 2nd by David Horn. All approved.

The 2024 VEPOA Reserve Analysis and Operating & Maintenance Budget was presented and approved by the Board.

Motion to approve the report. Motion by Mark, second by Phil and unanimous vote to approve.

All info will be posted on the VE website

Vice President – Mark Brown

Discussed the lack of ability of VEPOA to hold violators responsible for violations of covenants and architectural guidelines. State authorizes fines, though minimal in nature (\$10/day up to \$1,000).

Violations will be pursued by Architectural Committee head or the Vice-President.

Discussion of trash maintenance will be handled informally for now but can be added to rental rules.

Discussion of trailer and boat storage and other violations. Recommendations for standards to be met were discussed. Mark Brown will lead this.

Roads Committee – Bron Duncan

No report

Architectural Committee – Joseph Arthur

Responded to the sign adjacent to his home. It involves his request to site a garage at his home.

Questions about road impact fees for major renovations not currently covered was discussed and tabled for now.

Grounds Committee – Mark Thompson

Mark requested approval of repaving on the front entrance, with cobblestone appearance in the center for visual separation of lanes.

Motion to approve \$3488 to pave by David, and 2nd by Phil. All agreed.

Boat ramp dock is approved by AEP and contractors notified to begin the work.

Lighting may be needed at the dock, but practicality is TBD. Cleats are also at issue, with fold down type preferred.

Pool Committee – Phil Pierce and Eric Camplin

New pool-cover not needed at this time. Sand filters need to be replaced.

Move to approve the expenses as stated. Moved by David 2nd by Karen. All agreed.

Chemicals will be needed, but current supplies already held in storage are adequate for now.

Pool passes will be needed. Lanyards may also need to be replaced – they're cheap. 300 suggested as the next order.

Need to get pool monitors. Phil will contact Erica about solicitation. Last year, monitors were often unavailable.

Better gate latch moved to top priority.

Communications – Erica Martin

Nothing to report.

New Business:

Pool House Reserve –

People want to reserve the pool house for events. This was deemed impractical. Calendar can and should be used as information only.

Handicap entrance quote by next meeting.

Gravel along Indian Ridge –

Mark presented the idea of upgrading the gravel shoulders at \$10,200. Karren noted that this amount is available in reserve because other expenses had been less than budgeted.

Joseph suggested widening Indian Ridge as an alternative. High cost would be the downside

Motion to approve gravel upgrade by David. 2nd by Phil. Approved with Joseph opposed.

Rental Update –

Angel Mattox verified that the county will enforce their rules.

The community can make rules that are more restrictive but not less.

Compliance is typically managed by the rental agent.

Accounting Contractors – Karen and Mark

Some properties being sold without notifying VEPOA of the transaction.

Found a CPA firm that's interested at \$345/month. Some additional cost may be required to initialize to their methods.

How to pay for this service: raise our dues. New mandates are being imposed by the state, and that may require additional disbursements as well.

Decision on dues to be voted on at the next meeting. No motions required at this time.

Board Elections – Eric and David

Must be managed soon. We will be accepting nominations and readying the preparation of ballots.

Road Impact Updates –

How to identify and quantify the impact of renovations was discussed.

Cooperation with Nearby Boards –

How to coordinate was discussed.

Open Discussion

Several topics were discussed briefly. Real estate signs and similar postings are not allowed.

Next meeting

Scheduled for Thursday April 25, 2024.

It will be held at the Bedford Water Authority Building at 7pm.

Adjournment

Motion to adjourn the meeting at 8:30 PM. By David. Second by Phil. All agreed.