

# VEPOA BOARD MEETING

March 2, 2023

**Attending Board members:** Eric Camplin, Gavin Hager, Karen Jeffery, Phillip Pierce, Mark Thompson, Bron Duncan, and David Horn. Joseph Arthur and Bobbye Carroll not in attendance.

**Community members:** 18 attendees, including John Jeffery, Christine Didion, Kathy Orth, Bob St. John, Marcia St. John, Jo Sisson, Bob McIvor, Marcie McIvor, All Higgins, Wade Najjum and Bob Richards (signup sheet generated)

**Location:** The meeting was held at the Bedford Water Authority Building.

**Meeting opened:** 7:03 PM. Eric added details of meeting procedures for the members present.

## Approval of minutes

Minutes from the previous Board Meetings:

- December 1, 2022: Eric asked for a motion to approve minutes. Motion by Bron, David seconded; All approved.
- February 5, 2023 Special Meeting: Eric noted that this was called by the membership and will be approved by member vote on June 5<sup>th</sup>.

## Old Business

### **General business – Comments as noted**

- Phill addressed his membership on the board and his disagreement with the actions of the board.
- Eric addressed the status of road damage due to upgrades to properties in the neighborhood.

### **Treasurer's Report - Karen Jeffery**

- Karen provided printed copies of the Current Reserves, the Treasurer's Report and the Year End Financial Report. Discussion of the particulars ensued with no noted discrepancies.
- Noted issues are:
  - We were overbudget by \$538 but no impact on contingency fund.
  - Road impact fees of \$12,000 were escrowed to the Road Fund
- Karen noted that documents associated with her report are online.
- She can be reached at [VEPOATreasurer@gmail.com](mailto:VEPOATreasurer@gmail.com)

**ACTIONS:** Move \$25,500 to the reserve and retain \$7,500 for contracted work already approved, completed, and billed.

**MOTION** to move \$25,500 to Reserves by Gavin, second by Phil. All approved

Note 1: Current count of billed properties 180.

Note 2: Capital reserve analysis presented with no comments.

Note 3: Owners cards will be distributed on April 15<sup>th</sup> to owners with no delinquencies.

**MOTION** to approve Treasurer's Report by David, seconded by Bron. All approved

### **Vice President's Report – Gavin Hager**

- Bank accounts were reconciled for December and January.
- Gavin introduced the new VillageEast.org website.
- Unapproved minutes will be posted following all meetings.

### **Architecture Report – Eric for Joseph Arthur**

- House at the end of Indian Ridge is approved.
- 106 Overlook approved for exterior renovations.
- Tree removal request on Little Creek is approved.

### **Grounds Report – Mark Thompson**

- Stinnett hired to clean up roads budgeted at \$8,000. Completed for \$6,000.
- Pine down on Woodley removed.
- Boat ramp sizing at issue with AEP, to be settled this spring.
- Letter written to notify owners of potential issues. We will remove downed trees at owner expense if not handled directly.
- Phil noted that pesticides near wells are risky, and he has an issue now. Mark will follow up.

### **Pool Report – Phil Pierce**

- Chairs and tables selected for purchase but may be over the \$1,500 budget. |Karen suggested he note the cost and we can approve.
- New pool committee members: Tammy Williams Patricia Berger and Maryanne Cortez
- Phil suggested cards in different colors for members and renters.
- Mark recommended rules for pool monitors.
- Mark enquired about a follow up on handrails.
- Discussion on hiring new paid pool maintenance position. Person must be approved by the entire board.
- Access control needs to be addressed. Pull up latch is minimum requirement.

### **Roads Report – Bron Duncan**

- Approved for routes across Little Creek and Woodley.
- Will look at other problem spots.
- Mark Brown to be added to the Roads Committee.

### **Communications Report – David Horn**

- Introduced a communications survey letter and survey form.
- Karren will send this along with the member's card letter.

### **New Business**

#### **Homeowners Packet**

- Will be simplified and most documents to be located on the website.

#### **Town Hall Meeting**

- Scheduled for April 4, 2023
- Items to be covered (among others):
  - Operation of the board and member responsibilities

- Imposed mandates and freedom of action.
- Requirements for changing covenants.
- Format TBD and will be included in a notification email.
- Inclusion of a second attorney not affiliated with the Board was discussed at length. Eric will pursue.

### **Rental Homes**

- Mark identified 9 rental homes currently in the neighborhood.
- Eric offered to act as interlocutor with rental companies concerning issues.
- Jo Sisson noted issues with an adjacent rental property.

### **Open Board Positions**

- Three 3-year positions and two 2-year positions.
- Will be managed by paper ballot – five votes per property.
- The candidates receiving the three highest votes received will be awarded the 3-year terms.
- The next two will be awarded the 2-year terms.
- Short bios may be allowed.

### **Announcement**

- Bobbye Carroll will be moving to Colorado and will be resign effective March 5, 2023.

### **Appointments**

- David Horn as temporary Secretary.

MOTION to approve by Mark. Second by Phil. All approve.

- Al Higgins as Teller

MOTION to approve by Bron. Second by David. All approve.

### **Next meeting**

- Scheduled for April 27, 2023.
- It will be held at the Bedford Water Authority Building at 7pm.

### **Adjournment**

Motion to adjourn the meeting at 9:01 PM. By Mark. Second by Bron. All agreed.