

# VEPOA BOARD MEETING

December 7, 2023

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

**Community members:** Attendance not taken

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

**Meeting opened:** 7:02 PM.

## Approval of minutes

Minutes from the previous Board Meeting: Eric asked for a motion to approve minutes. Motion by Mark Thompson, Phil Pierce seconded; All approved.

## **President's Remarks**

Short-term rentals must follow the Bedford County rules. If Village East decides to implement neighborhood rules, they may not be less strict than the county. By county rules, three violations will trigger a penalty.

Following stricter rules to be considered. Mark Barillaro raised a concern.

## Board Discussion

### **Short term rentals:**

- Possible vote process to get ahead of problems.
- Possible committee to guide rental use.
- Possible vote to change covenants.

## Reports

### **Vice President** – Mark Brown

Concern about gravel driveways and run off. Who is responsible? We will take this up with Bron at next meeting.

### **Roads Committee** – Bron Duncan

No report

### **Treasurers Report** – Karen Jeffery

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

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

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

Also discussed: the proposed 2024 Reserve Analysis would be emailed to property owners for comment before the Board gives final review and approval in early 2024.

Karen to send out property owners dues.

Motion to move \$500 for easement at pool from 2025 to 2024. Motion by Mark, second by Phil and unanimous vote to approve.

**Architectural Committee** – Joseph Arthur

The drainage easement adjacent to the pool: final approval reassigned to 2024 budget cycle.

Joseph discussed tree removals, fences etcetera are minimal.

**Pool Committee** – Phil Pierce and Eric Camplin

New caretakers (Jon and Angel Mattox) are approved and funded: 11,000/year.

**Grounds Committee** – Mark Thompson

Rimmed bushes in front.

Light at boat ramp.

Permit new dock by spring

Cleanup houses on Indian Ridge to Mike Fitzgerald

Trailer on Indian Ridge (Eric to enquire).

**Communications** – Erica Martin

Nothing to report.

**New Business:**

**Gun shots** –

Concern of who is involved and culling rules. Report to Wildlife Management if it continues. Eric will contact county and state on this.

**Pool Committee** –

Phil discussed the condition of the pool cover: patch or replace. Phil will discuss with Donny Shaver (Pool cover guy).

Handicap entrance quote by next meeting.

**Neighborhood Garage Sale** –

Al undecided on how well it went.

**Social Committee** –

A lot of people moving out and in. Focus on finding new members.

Holiday party attracted 28 reservations.

**Grounds** – Mark Thompson

VE entry repair: remove concrete center and trim bushes..

**Community Email** – Gavin

Can be Microsoft or GoDaddy. Still TBD.

**VE funds investment** –

A question was brought to the group regarding what bank products we are taking advantage of to make best use of our money. Eric offered to contact our bank to see what our options are. He will report back to Karen and finance committee.

**Next meeting**

Scheduled for March 14, 2024.

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

**Adjournment**

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