

VEPOA BOARD MEETING

September 21, 2022

Attending Board members: Eric Camplin, Gavin Hager, Karen Jeffery, Phillip Pierce, Mark Thompson, Bron Duncan, and David Horn. Joseph Arthur joined later.

Community members: 32 attendees, including Bob Richards, Bobby Carroll, Rick Scarton, Tammy Vandelinde, Amy Glover, Gene and Carol Suggs. (no signup sheet generated)

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

Meeting opened: 7:05PM. Eric added details of meeting procedures for the member present.

Approval of minutes

Minutes from the previous Board Meetings:

- June 4, 2022: Eric asked for a motion to approve minutes. Motion by Mark, Karen seconded; Passed with Phillip opposed
- August 25, 2022: Eric asked for a motion to approve minutes. Motion by Mark, Bron seconded; Passed with Phillip opposed.
- August 31, 2022: Eric asked for a motion to approve minutes. Motion by Mark, Karen seconded; Passed with Phillip opposed.

Treasurer's Report - Karen Jeffery

- As of the day of the meeting; none of the properties were in arrears.
- \$8,000 needs to be moved to the road fund (see Treasures Report, attached)

MOTION to approve roads fund transfer by Mark, 2nd by David. Vote is unanimous.

- Finance Committee to meet to discuss raising the Village North rates. The Board discussed this and decided to put off the final decision until December, after a full discussion by the Finance Committee.
- Karen provided documents associated with her report. See attached for details.
- After extensive discussion, a member request for a forensic audit of VEPOA finances moved to new business.
- Committee budget input is due NLT October 10th.
- Boat storage fees up to date, and transferred to the boat storage escrow fund.

MOTION to approve Treasures Report by Mark, 2nd by Karen. All approve Karen has given copy to David to post.

Vice President's Report – Gavin Hager

- Bank accounts were reconciled for April, May, June and July.
- August and September to be reconciled.
- Pool supplies purchased, including safety rings
- Introduced the new VEPOA attorney (Stephen H. Moriarity – see attached) following the retirement of the previous attorney. He provided the following guidance:
 - VEPOA not under the umbrella of the VAPOA Act – changes to follow.

- Many documents previously supplied as hard copies to new owners can now be posted on our website.
- Boards no longer must report on any informal aggregations.
- Membership lists will not be made public unless the information is already in the public domain.
- Moriarity letter appended.
- Members asked for access to the attorney. Eric recommended a group meeting.
- Members asked for disclosure of board member relationships with the attorney or the association insurance providers.

(Note: No separate motion to approve Vice President's Report)

Pool Report – Mark Thompson deferred to Bob Richards.

- Pool to close on September 26 – 27, with final facility closing on October 4th.
- Next year's chemicals will be delivered when the pool is closed.
- New chemical storage from Phillip now in use. Supplier will store overload and supply as needed.
- Tammy Vandelinde tasked to select new furniture and recommend to the board.
- Safety devices need to be properly displayed and noted as such.
- Committee to research mechanical access control: Mark, Phillip, Gavin and others interested.
- Bob noted that the pool pump will be repaired over the winter and recommended that a 3-year bearing replacement be established.

Grounds Report

- No old business.

Architecture Report

- New owner requests for help with erosion control and standards on abatement.

Roads Report

- Since Wagon Wheel update was voted down, other contingent efforts based on that contract require a new bid.

Communications Report

- No old business.

New Business

Proxies:

- Proxies (one per property) can be assigned to anyone for a period of 11 months.

Selection of a Temporary Board Member:

- Two people volunteered: Bobbye Carroll and Wade Najjum to fill one open position.
- Wade was not in attendance, but was recommended by Gene Suggs
- Bobbye spoke on her own behalf
- Members discussed both nominees at length. There was a concern that the board was too insular and an outsider should be elected.

BOARD VOTE: Bobbye Carroll – 6, Bobbye Carroll – 6 in favor, 2 opposed

Selection of a Temporary Officer/Chairman:

BOARD VOTE for position of Secretary: Bobbye Carroll unanimous

BOARD VOTE for position of Pool Chairman: Phillip Pierce – 7 in favor and 1 abstention

Grounds:

- Three bids for tree trimming of overhanging trees by daily rate: \$2,000, \$2,750 and \$3,000. Estimate of 3 days. Best price by Stinnet Brothers
- Trimming of the Leyland and Arborvitaes at the tennis court: \$1416 by Bartlett Tree Service.
- Boat Dock upgrades denied. New compliant design is \$24,000 versus \$45,000 for the disapproved design.
 - New survey and application required.
 - Bad pole to be removed
 - New wider floater will be added, with new rub rails and docking for up to three boats.

Communications:

- Current website will be obsolete by September 30.
- GoDaddy offers a website update for \$630 for 5 years.
- GoDaddy also offers business-level email with Microsoft 365 at \$6/user-month – minimum of 3 years.

BOARD VOTES:

- Tree trimming NTE \$8,000
 - Moved by Mark and 2nd by Bron.
 - Unanimous
- Cypress trimming NTE \$1,500
 - Moved by Mark and 2nd by Phil.
 - Unanimous
- Dock upgrades NTE current authorization
 - To be held over
- Website Builder from GoDaddy to upgrade VE website for \$630 for 5 years
 - Moved by David and 2nd by Bron.
 - Unanimous

All approved: 7 in favor and Phil abstained.

1. Next meeting is scheduled for December 2, 2022. It will be held at the Bedford Water Authority Building at 7pm.

2. Adjournment

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