

November 18, 2022

Dear VEPOA Board Members:

Our next meeting is scheduled for Thursday, December 1, 2022. It will be held at the Regional Water Authority in Moneta, beginning at 7:00 pm. It's an important meeting with next year's budget on the agenda so please make every effort to attend. Review the emails from Dave Horn of our last meeting, and the 2022 Budget and Reserve Analysis.

Robert Leonard, VEPOA President

AGENDA ITEMS

The meeting will now come to order.

1. President remarks
 - a. Meeting Operations
 - b. Thanks to Hickory Cove Road
2. Approve Minutes of Last Meeting. **All Board members received a copy of our September 21, 2022 meeting. Corrections have been made. Ask for motion to approve.**
3. Approve Minutes of Special Meeting – Approve Board response to Najjum Complaint
4. Treasurer's Report – Karen Jeffery

Motion to approve the Treasurer's Report.

- Proposed 2023 O&M Budget and Reserve Analysis, Discussion and Decision

Motion to approve the Treasurer's 2022 budget.

5. Vice-President – Gavin Hager
 - Website updated
6. Reports:
 - Architectural Committee – Joseph Arthur
 - Pool Committee – Phil Pierce
 - Grounds Committee – Mark Thompson
 - Tree trimming has been completed - Stinett
 - Roads Committee – Bron Duncan
 - Communications – Dave Horn (Eric will present in Dave's absence)
7. Old Business
 - Tree Trimming – Mark T
 - Updates to dock repairs / changes

8. New Business

- Bobbye – electronic HOA Packet
- Eric – Meeting with Wade Najjum to review financial records
- Phil – Monitor guidelines
- Gavin – Complaint Procedure
- Joseph - Standard Operating Procedures (SOP's) for member violations of the VEPOA By-Laws/Architectural Guidelines
- Open comments from members

9. Next Meeting

Thursday, March 3, 2022 – location to be determined.

10. Adjournment

There being no further business, I move to adjourn the meeting. Second ?